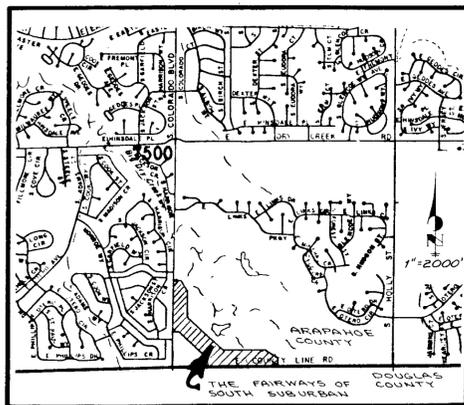


ADMINISTRATIVE AMENDMENT FOR THE
PRELIMINARY DEVELOPMENT PLAN
FIRST AMENDMENT

THE FAIRWAYS OF SOUTH SUBURBAN

A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 31 TOWNSHIP
5 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ARAPAHOE, STATE OF COLORADO



VICINITY MAP

SURVEYOR'S CERTIFICATE

I, ELDON R. STRONG, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED UNDER MY DIRECT SUPERVISION, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.

Eldon R. Strong
ELDON R. STRONG, REGISTERED LAND SURVEYOR
COLORADO NO. 13258
FOR AND ON BEHALF OF JR DEVELOPERS, LTD.



LAND USE

- THE EXISTING AND PROPOSED ZONING FOR THE SITE IS MIXED USE MU PUD.
- PROPOSED LAND USE:

PARCEL	LAND USE	ACREAGE	DWELLING UNITS	DENSITY
1	RESIDENTIAL	25.51	255	10 DU/AC
2	CHURCH	2.69	-	-
3	COMMERCIAL	10.00	-	-

- MAXIMUM HEIGHT OF STRUCTURES IS FORTY (40') FEET. MAXIMUM HEIGHT OF FREE STANDING TOWER ON CHURCH SITE IS FIFTY (50') FEET.
- LOT COVERAGE:

PARCEL	RESIDENTIAL COVERAGE	ACREAGE	PERCENT
1 - RESIDENTIAL	STRUCTURES	8.2	32
	DRIVES/PARKING	5.6	22
	OPEN SPACE	11.7	46
	TOTAL	25.5	100%

PARCEL	CHURCH COVERAGE	ACREAGE	PERCENT
2 - CHURCH	STRUCTURE	0.35	13.0
	DRIVES/PARKING	1.44	53.5
	OPEN SPACE	0.90	33.5
	TOTAL	2.69	100%

PARCEL	COMMERCIAL COVERAGE	ACREAGE	PERCENT
3 - COMMERCIAL	STRUCTURE	2.9	29
	DRIVES/PARKING	5.1	51
	OPEN SPACE	2.0	20
	TOTAL	10.0	100%

- SETBACKS:
 - PARCEL 1 - RESIDENTIAL PERIMETER BOUNDARY AND RIGHT-OF-WAY - 20'
 - SIDE COMMON SIDE YARD (ATTACHED STRUCTURE) - 0'
 - ADJACENT TO INTERNAL PRIVATE STREET - 10'
 - REAR - 10'
 - BETWEEN BUILDINGS - 10'

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE N89°51'51"E AND ALONG THE SOUTH LINE OF SAID SECTION 31 A DISTANCE OF 40.00 FEET; THENCE N00°18'05"E AND PARALLEL WITH THE WEST LINE OF SAID SECTION 31 A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE N89°51'51"E AND ALONG A LINE 60.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 31 A DISTANCE OF 2,370.00 FEET; THENCE N00°00'00"E A DISTANCE OF 150.00 FEET; THENCE N53°33'32"W A DISTANCE OF 35.63 FEET; THENCE S89°51'51"W AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 31 A DISTANCE OF 929.18 FEET; THENCE N45°00'02"W A DISTANCE OF 1,231.45 FEET; THENCE N00°00'00"E A DISTANCE OF 578.95 FEET; THENCE N29°21'45"W A DISTANCE OF 286.46 FEET; THENCE S89°51'51"W AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 31 A DISTANCE OF 148.79 FEET; THENCE S00°18'05"W ALONG A LINE 40.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 31 A DISTANCE OF 2,051.82 FEET TO THE POINT OF BEGINNING, CONTAINING 38.212 ACRES.

PROJECT HISTORY

- PRELIMINARY P.U.D. FOR THE FAIRWAYS OF SOUTH SUBURBAN APPROVED BY THE ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS ON APRIL 25, 1983.
- FINAL PLANNED UNIT DEVELOPMENT PLAN FOR THE FAIRWAYS OF SOUTH SUBURBAN PHASE ONE/LOT ONE (A PORTION OF PARCELS 1 AND 2) APPROVED BY THE ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS ON MARCH 5, 1984.
- FINAL DEVELOPMENT PLAN FOR THE FAIRWAYS OF SOUTH SUBURBAN PHASE ONE/LOT TWO (PARCEL 3) APPROVED BY THE ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS ON APRIL 15, 1985.
- PRELIMINARY DEVELOPMENT PLAN FIRST AMENDMENT FOR THE FAIRWAYS OF SOUTH SUBURBAN APPROVED BY THE ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS ON JUNE 13, 1988.

- ### PERMITTED USES
- Antique shops
 - Art and supply stores
 - Banks with drive-in facilities
 - Barber shops
 - Beauty parlors
 - Book stores
 - Churches and church schools
 - Clothing stores
 - Gift shops
 - Hardware stores
 - Jewelry stores
 - Laundries - hand and coin operated
 - Music shops
 - Nurseries and retail plant stores
 - Offices - general, medical, dental, including all professional and governmental activities
 - Office supply stores
 - Package liquor stores
 - Paint stores
 - Pet shops
 - Photographic studios, equipment and supply stores
 - Public and private schools including nursery and day-care centers where outdoor area shall be enclosed by a six (6') foot perimeter fencing.
 - Public or private membership clubs
 - Public utility offices
 - Public or private parking lots
 - Public or private recreational areas
 - Restaurants and other eating establishments without drive-in facilities
 - Shoe stores
 - Sporting goods and athletic equipment stores
 - Stationery stores
 - Temporary construction offices
 - Temporary offices
 - Theaters - indoor
 - Toy and game stores
 - Travel agencies
 - Utility Service facility

PARCEL 2 - CHURCH
PERIMETER BOUNDARY AND RIGHT-OF-WAY - 20'
TO RESIDENTIAL BUILDINGS - 40'
BETWEEN BUILDINGS - 10'

PARCEL 3 - COMMERCIAL
FRONT YARD - 20'
SIDE YARD - 20'
REAR YARD - 20'
NO OUTDOOR STORAGE OF ANY TYPE WILL BE PERMITTED IN THE AREAS RESERVED BY BUILDING SETBACKS
UNOBSTRUCTED OPEN SPACE - 20%

6. PARKING:
PARCEL 1 - RESIDENTIAL
TWO (2) OFF-STREET PARKING SPACES WILL BE PROVIDED PER DWELLING UNIT. ONE (1) GUEST/VISITOR PARKING SPACE WILL BE PROVIDED FOR EVERY FOUR (4) DWELLING UNITS.

PARCEL 2 - CHURCH
ONE (1) PARKING SPACE WILL BE PROVIDED FOR EVERY 3 BUILDING OCCUPANTS. TOTAL NUMBER OF SPACES PROVIDED IS ONE HUNDRED AND EIGHTY THREE (123 BUILDING OCCUPANTS).

PARCEL 3 - COMMERCIAL
RETAIL - FOUR (4) SPACES PER 1000 GFA
OFFICE - FOUR (4) SPACES PER 1000 GFA

7. SIGNAGE:
PARCEL 1 - RESIDENTIAL
FREE STANDING PROJECT IDENTIFICATION SIGNS SHALL BE LOCATED AT EACH ENTRANCE WITH TWO (2) SIGN FACES PER ENTRY EITHER AS SINGLE SIGN FACES FLANKING THE ENTRY OR A DOUBLE FACED SIGN ON ONE SIDE OR IN AN ISLAND. THE MAXIMUM SIGN FACE SHALL NOT EXCEED FORTY-EIGHT (48) SQUARE FEET.

SAFETY, PERMANENT DIRECTIONAL, AND UNIT IDENTIFICATION SIGNS WILL BE LOCATED AS NECESSARY AND WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDINGS.

PARCEL 2 - CHURCH
A SINGLE WALL MOUNTED SIGN SHALL BE INSTALLED WITH A SIGN FACE NOT TO EXCEED 24 SQUARE FEET.

PARCEL 3 - COMMERCIAL
SIGNS SHALL BE INTERNALLY LIT WITH PAINTED OR APPLIED LETTERING. MAX. SIGNAGE = 0.8 SQUARE FOOT PER LINEAL FOOT OF FRONTAGE. SIGNAGE TO BE ARCHITECTURALLY INTEGRATED INTO SIGNAGE FASCIA.

8. RECREATION FACILITIES:
A RECREATION CENTER CONSISTING OF A SWIMMING POOL, TENNIS COURTS AND RECREATION BUILDING SHALL BE INCLUDED WITH THE RESIDENTIAL DEVELOPMENT. THE SITE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND SHALL BE AVAILABLE FOR USE BY THE TENANTS/HOMEOWNERS AND THEIR GUESTS. THE SIZE AND LOCATION OF THE RECREATION FACILITY SHALL BE SHOWN ON THE FINAL DEVELOPMENT PLAN FOR THE RESIDENTIAL PARCEL.

9. PUBLIC SITES
NO PUBLIC SITES ARE PROVIDED IN THIS PROPOSAL. ALL PROPERTY SHALL REMAIN PRIVATE, INCLUDING THE RECREATION FACILITIES.

10. ZONING, PERMITTED USES AND DEVELOPMENT CRITERIA FOR PARCEL 3 ARE COVERED IN THE PRELIMINARY P.U.D. FOR THE FAIRWAYS OF SOUTH SUBURBAN APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON APRIL 25, 1983, AND THE FINAL DEVELOPMENT PLAN FOR THE FAIRWAYS OF SOUTH SUBURBAN PHASE I LOT 2, APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON NOVEMBER 12, 1985. NO MODIFICATIONS OR AMENDMENTS TO PARCEL 3 ARE REQUESTED WITH THIS PRELIMINARY DEVELOPMENT PLAN FIRST AMENDMENT.

11. INTERNAL ROADWAYS SHALL BE PRIVATE.
12. EXISTING TOPOGRAPHY COMPILED FROM AERIAL PHOTOGRAPHY AND IS SHOWN AT 1-FOOT CONTOUR INTERVALS.

13. PARKING AREAS OF PARCEL 2 (CHURCH SITE) SHALL BE BUFFERED FROM THE RESIDENTIAL PARCEL 1 WITH LANDSCAPING AND 3' HIGH BERMS.

14. LIGHTING SHALL BE PROVIDED TO PROMOTE SAFETY AND SHALL BE DOWNCAST TO MINIMIZE GLARE.

15. THE ADMINISTRATIVE AMENDMENT REQUEST IS TO ESTABLISH THE CORRECT BUILDING SIZE FOR THE CHURCH TO BE CONSTRUCTED ON PARCEL 2.

BOARD OF COUNTY COMMISSIONERS APPROVAL

THIS FIRST AMENDMENT TO THE PRELIMINARY DEVELOPMENT PLAN FOR THE FAIRWAYS OF SOUTH SUBURBAN IS APPROVED BY THE ARAPAHOE COUNTY BOARD OF COMMISSIONERS THIS 15TH DAY OF AUGUST A.D. 1988.

CHAIRMAN: *Billy Lee Kittlemore*
ATTEST: *Maryann Papp*

THE FAIRWAYS OF SOUTH SUBURBAN
PRELIMINARY DEVELOPMENT PLAN
FIRST AMENDMENT
2-29-88

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ENGINEERING/PLANNING/SURVEYING

THE FAIRWAYS OF SOUTH SUBURBAN P.D.P. A88-21

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