

**STANDARD NOTES:**

The owners, developers and/or subdivider(s) of the property included in this Seventh Amended Preliminary Development Plan of Rampart Business Center, their respective successors, heirs and/or assigns agree to the following notes:  
**DRIVES, PARKING AREA, AND UTILITY EASEMENTS MAINTENANCE:** The owner(s) of this property, their successors and/or assigns in interest or some other entity other than Arapahoe County are responsible for maintenance and upkeep of any and all easements, i.e.: Cross-access easements, drainage easements, drives, parking areas, etc.

**STREET MAINTENANCE:** It is mutually understood and agreed that the dedicated roadways shown on this Preliminary Development Plan will not be maintained by the County until and unless the streets are constructed in accordance with the subdivision regulations in effect at the date construction plans are approved, and provided construction of said roadways is started within one year of the construction plan approval. The owners, developers and/or subdividers, their successors and/or assigns in interest, shall be responsible for street maintenance as stated above.

**PRIVATE STREET MAINTENANCE:** It is mutually understood and agreed that the private roadways shown on this plat/plan are not in conformance with Arapahoe County Roadway Design and Construction Standards and will not be maintained by the County until and unless the streets are constructed in conformance with the Subdivision Regulations in effect at the date of maintenance is requested. The Owners, Developers and/or Subdividers, their successors and/or assigns in interest, shall be responsible for street maintenance until such time as the County accepts responsibility for maintenance as stated above.

**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/retention volumes, maintaining outlet structures, flow restriction devices and facilities needed to convey flow to said basins. Arapahoe County shall have the right to enter the property 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.

**LANDSCAPE MAINTENANCE:** The owners of this subdivision, their successors and/or assigns in interest, the adjacent property owner(s), homeowners association or other entity other than Arapahoe County are responsible for maintenance and upkeep of perimeter fencing, landscaped areas and sidewalks between the fence line/property line and any paved roadways. The owners of this subdivision, their successors and/or assigns in interest, or some 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 above the elevation of the lowest point on the crown of the adjacent roadway within said triangle.

**PUBLIC IMPROVEMENTS:** After Final Development Plan/Final Plat approval, issuance of individual building permits will be subject to the following stipulations and/or conditions precedent, which owner agrees to in conjunction with approval of the Final Development Plan and Final Plat. Such building permits will be issued only after the owners guarantee public improvements in a form acceptable to the board of county commissioners pursuant to statute.

**DRAINAGE LIABILITY:** It is the policy of Arapahoe County that it does not and will not assume liability for the drainage facilities designed and/or certified by TranSystems. Arapahoe County reviews drainage plans pursuant to Colorado Revised Statutes Title 30, Article 28, but cannot, on behalf of Sunrise Development, Inc., guarantee that the final drainage design review will absolve Sunrise Development, Inc., and/or its successors and/or assigns of future liability for improper design. It is the policy of Arapahoe County that the approval of the Final Plat and/or Final Development Plan does not imply approval of TranSystems' drainage design.

**DRAINAGE MASTER PLAN PARTICIPATION:** The policy of the County requires that all new development and redevelopment shall participate in the required drainage improvements as set forth below:  
 a. Design and construct the local drainage system as defined by the Phase III drainage report and plan.  
 b. Design and construct the connection of the subdivision drainage system to a drainage way of established conveyance capacity such as a master planned outfall storm sewer or master planned major drainage way. The county will require that the connection of the minor and major systems provide capacity to convey only those flows (including offsite flows) leaving the specific development site. To minimize overall capital costs, the county encourages adjacent developments to join in designing and constructing connection systems. Also, the county may choose to participate with a developer in the design and construction of the connection system.  
 c. Equitable participation in the design and construction of the major drainage way system that serves the development as defined by adopted master drainage way plans (section 3.3.2 of the Arapahoe County drainage criteria manual) or as required by the County and designated in the phase III drainage report.

**MAINTENANCE EASEMENT:** A maintenance easement is required for developments with zero side setbacks if one structure is built on the lot line. In order to maintain structure with the zero side setback, a maintenance easement may be required on the adjacent lot to enable maintenance to be performed on said structure from the adjoining property. Each lot owner agrees to allow adjacent lot owners access across their lot, within five feet of the common line, as may be needed to maintain and repair the adjacent owner's principal structure. Each adjacent lot owner agrees to repair any damage which may be caused to the lot owner's property from the adjacent owners use of this maintenance easement, and to take all necessary steps to avoid causing such damage.

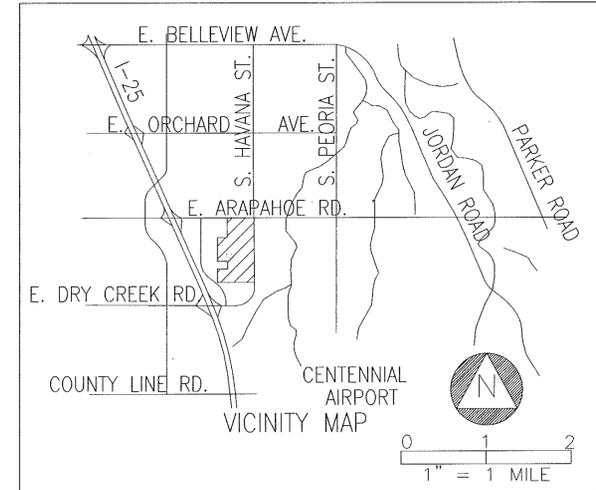
**EMERGENCY VEHICLE ACCESS:** Emergency vehicle access is granted herewith over and across all paved areas for police, fire and emergency vehicles.  
**LOCATION OF ACCESS TO PROPERTY:** Access point(s) will be determined at the time of Final Development Plan review. No access point will be permitted which conflicts with or is unsafely located with respect to an existing access point on an abutting property.

**SITE SPECIFIC TRAFFIC ANALYSIS:** Each Final Development Plan shall include a site specific traffic analysis in accordance with Arapahoe County guidelines.

**AIRPORT INFLUENCE AREA NOTE: (EASEMENT/HAZARD EASEMENT):** An Aviation and Hazard of Easement affecting all property contained within this Preliminary Development Plan has been legally executed. Said easement document can be found in Book 4384 at Page 411 in 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 of the Influence Area. All lands contained within this Preliminary Development Plan shall comply with F.A.A. Part 77, Height and Obstruction Criteria.

**AIRPORT INFLUENCE AREA NOTE: (OFF-SITE IMPROVEMENTS):** To carry out one or more of the following as may be required by the Board of County Commissioners:  
 1. To include said development within a Special District for the purpose of participating in the construction of necessary off-site roadway improvements at the time of approval of Final Development Plans.  
 2. To cooperate with other owners of other parcels and/or other Special Districts in off-site roadway improvements as necessitated by development impacts as may be determined by the Board of County Commissioners.  
 3. To complete such other improvements to public roadways brought about or impacted by this development as may be determined by the Board of County Commissioners.  
 4. To participate and cooperate in any transportation management program as specified in the Arapahoe Airport Influence Area Transportation Study, if such a program is approved and/or adopted by the Board of County Commissioners.

# RAMPART BUSINESS CENTER 7TH AMENDED PRELIMINARY DEVELOPMENT PLAN LOCATED IN THE EAST ONE-HALF OF SECTION 27, T5S, R67W OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO (CASE NO. A97-020)



**DEVELOPMENT REQUIREMENTS:**

**1. PERMITTED USES:**

**A. PARCEL A, B, C, - COMMUNITY BUSINESS**  
 The uses which are permitted in the B-3 Community Business Zoning Classification as described in the Arapahoe County Zoning Resolution shall be allowed in Parcel A, B, and C, except the following: Automobile parking lot, auto laundry or polishing, billiard parlor or pool hall, special trades contractors. In addition, commercial recreation shall be permitted, provided, however, that not more than one (1) full service auto laundry or polishing facility as a principal use shall be permitted in Parcel A.

**B. PARCEL D, E.**  
 The uses which are permitted in the B-1 Administrative and Professional Office zoning classification as described in the Arapahoe County Zoning Resolution shall be allowed. In addition, hotel and motel, restaurant, nightclub and tavern, theater, commercial recreation, conference center and retail business and services supporting and secondary to the above permitted uses shall be permitted.

**C. PARCEL F, G, H, I, J.**  
 The uses which are permitted in the B-3 Community Business and/or the I-1 light industrial zoning classification as described in the Arapahoe County Zoning Resolution shall be allowed. In addition, theater, conference center, day care facilities, building material sales, vehicle sales, repair, refurbishing and/or body work conducted totally within a completely enclosed structure, animal hospital and veterinary clinic shall be permitted. No exterior storage or display shall be permitted. The following uses shall not be permitted:  
 1. Fast food restaurant which includes a drive through facility, and  
 2. Fast food restaurant that has interior seating for less than 20 persons, and  
 3. Taverns, and  
 4. Auto sales and repair, except as described above, and  
 5. Commercial Auto parking lot, and  
 6. Auto service station, and  
 7. Billiard hall/pool room, and  
 8. Convenience stores.

**2. PERMITTED ACCESSORY USES**  
 Permitted accessory uses as defined in each Zoning Classification of the Arapahoe County Zoning Resolution shall apply.

**3. PLANNING AND DESIGN STANDARDS:**

- A. Minimum setback along South Havana Street: 30'
  - Minimum setback along Arapahoe Road: 30'
  - Minimum setback along other dedicated streets: 20'
  - B. Minimum setback from internal property lines: 10'
  - C. Minimum distance between structures on separate lots: 20'
  - D. Maximum height of structures:
    - 1. Financial Center\* - Parcel D, E, G, H, & I 100'
    - 2. Community business - Parcel A, B & C 35'
- Parcel C - Mechanical equipment, communication equipment and parapet walls may not extend more than 6' above the maximum height of structure.  
 3. Business park/industrial park - Parcel J 35'  
 4. Warehouse and distribution center - Parcel F 100' height to top of parapet; mechanical and communication appurtenances and enclosures are allowed to 120'. Percent of roof area exceeding 100' shall be shown on FDP.

- 4. LAND COVERAGE:**
  - A. Parcel A, B and C - Commercial
    - Maximum building coverage: 30%
    - Maximum coverage for parking and loading: 50%\*
    - Minimum amount of area to remain open space: 20%
  - B. Parcel D, E
    - Maximum building coverage (except warehouse): 30%
    - (Where primary use is warehouse and maximum building height is 35' or less, maximum building coverage may be 40%)
      - Maximum coverage for parking and loading: 50%\*
      - Minimum amount of area to remain open space:
        - 0 - 35' building height: 20%
        - 35 - 55 - building height: 30%
        - 55' plus building height: 35%
  - C. Parcel F, G, H, I, J
    - Maximum building coverage: 40%
    - Maximum coverage for parking and loading: 40%\*
    - Minimum amount of area to remain open space:
      - 0 - 35' building height: 20%
      - 35 - 55 - building height: 30%
      - 55' plus building height: 35%

\*The maximum building coverage standards and minimum open space standards shown herein must be complied with, however, when building coverage on a lot is less than the maximum coverage shown herein, parking and loading may be increased proportionately.

5. DENSITY	Acres	Sq. Feet	Density Ratio	Maximum Floor area
Parcel A, B & C	22.24	968,774	0.3:1	290,632
Parcel D, E, G, H, I	79.47	3,461,713	1.0:1	3,461,713
Parcel J	17.62	767,527	0.5:1	383,764
Parcel K	9.06	394,654	0.4:1	157,861
	123.39	5,592,668	0.768:1	4,293,970

- 6. OFF-STREET PARKING**  
 Off-street parking shall be provided for all permitted uses in at least the following amounts:
- Office and financial institution: 3 spaces/1,000 s.f. gls
  - Retail Commercial: 5 spaces/1,000 s.f. gls
  - Restaurants: 10 spaces/1,000 s.f. gls
  - Commercial recreation:
    - Bowling alley: 5 spaces/1,000 s.f. gls
    - Tennis/racquet ball club: 5 spaces/court
    - Health club: 3 spaces/1,000 s.f. gls
    - Theater/movie theater: 1 space /each three seats
    - Hotel/motel: 1 space /1,000 s.f. gls
    - Convention facilities: 2 spaces/1,000 s.f. gls
    - Office showroom: 2 spaces/1,000 s.f. gls
    - Light industrial: 1 space /1,000 s.f. gls
    - Warehouse: 1 space /1,000 s.f. gls

**7. STREET STANDARDS**

- A. All streets will be improved according to the Arapahoe County specifications
- B. Final alignments shall be determined at the time of final platting
- C. Classification
  - Arapahoe Road - principal arterial 140' - 160' r.o.w.
  - Havana Street - Briarwood to Arapahoe Road 110' r.o.w.
  - Havana Street - minor arterial 90' r.o.w.
  - Fulton Street - collector 90' r.o.w.
  - Costilla Avenue - collector 90' r.o.w.
  - Geddes Avenue - collector 90' r.o.w.
  - Galena Street - local 60' r.o.w.
- D. Sidewalks - Sidewalks will be 5' attached on all local streets. Arterial and collector streets will have 5' detached walks.

**8. OPEN SPACE/LANDSCAPING**

- A. Landscaping is to be provided for each development and open space area.
- B. There shall be a minimum 10' setback for parking lots along all public streets.
- C. Landscaping plans and specifications will be submitted at the time of Final Development Plan.

**9. ARCHITECTURAL CONTROL**

Architectural control will be established by covenants to maintain design quality for the development.

**10. STORM DRAINAGE AND DETENTION**

Storm drainage and detention areas are to be determined as per engineering analysis and County requirements at Final Development Plan.

**LAND USE**

USE	PARCEL	ACRES	%
Community Business	A, B & C	22.24	15.65%
Administrative and Professional offices	D&E	37.17	26.15%
Community business and/or light industrial	F, G, H, I&J	68.98	48.52%
ROW		13.76	9.68%
		142.15	100.00%

Includes 1/2 of South Fulton Street adjacent to Parcels B and C

**11. WINTER SHADOWING OF PUBLIC RIGHTS-OF-WAY**

Building setbacks in Final Development Plans shall be addressed so that buildings will be setback sufficiently from south and east right-of-way lines so that they will not cast shadows onto sidewalks and roadways within abutting public rights-of-way. Such setbacks shall reflect a minimum setback of one foot of building setback for each foot of building elevation.

**12. SIGNAGE:** Signage shall be approved with Final Development Plans.

**AMENDMENT HISTORY**

- Original approval date: April 3, 1984 (Z83-048)
- 1st Amendment to PDP: March 24, 1986 (Z86-026)  
 Items amended: Warehouse parking requirement
- 2nd Amendment to PDP: November 17, 1986 (A86-004)  
 Items amended: Permitting day care & car wash use
- 3rd Amendment to PDP: July 18, 1988 (A88-017)  
 Items amended: Permitting car wash on Parcel A
- 4th Amendment to PDP: First partial amendment to the third PDP amendment; (July 10, 1989 (Z89-001)  
 Items amended: Permitting B-1 uses, 100' height and 1:1 F.A.R. on Parcel H and permitting B-1 and I-1 uses, 100' height and 1:1 F.A.R. on Parcel I
- 5th Amendment to PDP: December 13, 1994 (A94-020)  
 Items amended: Permitting 40% building coverage in Parcels D, E, H, and I where the principal use use is warehousing, and increasing building height on Parcel C to 100'
- 6th Amendment to PDP: June 12, 1995 (Z95-003)  
 Items amended: Amended Parcels F, G, H, I and J to permit certain uses as shown herein. Put plan on AutoCAD and updated land coverage areas based on computer area delineations. Added County required notes, including a note on setbacks for shadow lines from abutting street rights-of-way.

7th Amendment to PDP: (A97-XXX)  
 Items amended:

- \* 1. Changed the term "Auto Parking Lot" in Section 1.C of the Development Requirements to "Commercial Auto Parking Lot" to clarify that a Commercial Parking Lot was prohibited in Parcels F, G, H, I and J, whereas parking lots are an accepted and permitted accessory use for buildings and businesses.
- \* 2. Replaced a note at the bottom of Section 4C of the Development Requirements with the following clarifying note: "The maximum building coverage standards and minimum open space coverage standards shown herein must be complied with, however, when building coverage on a lot is less than the maximum coverage shown herein, parking and loading may be increased proportionately." The note was changed to clarify that parking and loading areas could be increased beyond the stated maximums when building coverage is less than the stated maximums to give both the developer and County more flexibility in designing and evaluating a Final Development Plan.

PROJECT COMPARISON CHART	
APPROVED CASE Z95-003	THIS CASE A97-020
ZONING: MU-PUD	MU-PUD
DEVELOPMENT REQUIREMENTS, ITEMS 1A, 1B AND 1C (SUB-PARAGRAPHS 1,2,3,4,7,8,9):	NO CHANGE
ITEM 1C, SUB-PARAGRAPH 5, "AUTO PARKING LOT, AND"	REPLACED WITH "COMMERCIAL AUTO PARKING LOT, AND"
ITEMS 2, 3, 5, 6, 7, 8, 9, 10, 11:	NO CHANGE
DEVELOPMENT REQUIREMENTS ITEM 4A, 4B, 4C	NO CHANGE
NOTE AT END OF 4C READS AS FOLLOWS: "WHEN MAXIMUM OPEN SPACE INCREASES AS BUILDING HEIGHT INCREASES, MAXIMUM BUILDING COVERAGE AND/OR MAXIMUM COVERAGE FOR PARKING AND LOADING MUST BE DIMINISHED."	NOTE ON ITEM 4C DELETED AND REPLACED WITH THE FOLLOWING NOTE: "THE MAXIMUM BUILDING COVERAGE STANDARDS AND MINIMUM OPEN SPACE COVERAGE STANDARDS SHOWN HEREIN MUST BE COMPLIED WITH, HOWEVER, WHEN BUILDING COVERAGE ON A LOT IS LESS THAN THE MAXIMUM COVERAGE SHOWN HEREIN, PARKING AND LOADING MAY BE INCREASED PROPORTIONATELY."
ITEMS 5, 6, 7, 8, 9, 10, 11 AND 12:	NO CHANGE

BOARD OF COUNTY COMMISSIONERS APPROVAL  
 Approved by the Board of County Commissioners, this 16<sup>TH</sup> day of

MAY, A.D., 1997  
*Darryl Papp* Chairman  
*Donetta Davidson* County Clerk  
 ATTEST:

**OWNERS ACCEPTANCE**

I certify that I have read, understand and agree with the stipulations placed on my property by this Preliminary Development Plan.

Imprimis, LLC, Property Owner, on behalf of itself and all other Property Owners included within this Preliminary Development Plan:

*Russ E. Hatle* MANAGER  
 Russ E. Hatle, Manager

DATE: APRIL 16, 1997  
 REV. NO.:  
 DATE:

LANDAIDE, INC.  
 5665 S. DELAWARE ST.  
 LITTLETON, CO. 80120  
 (303) 794-3972  
 FAX: 795-9342

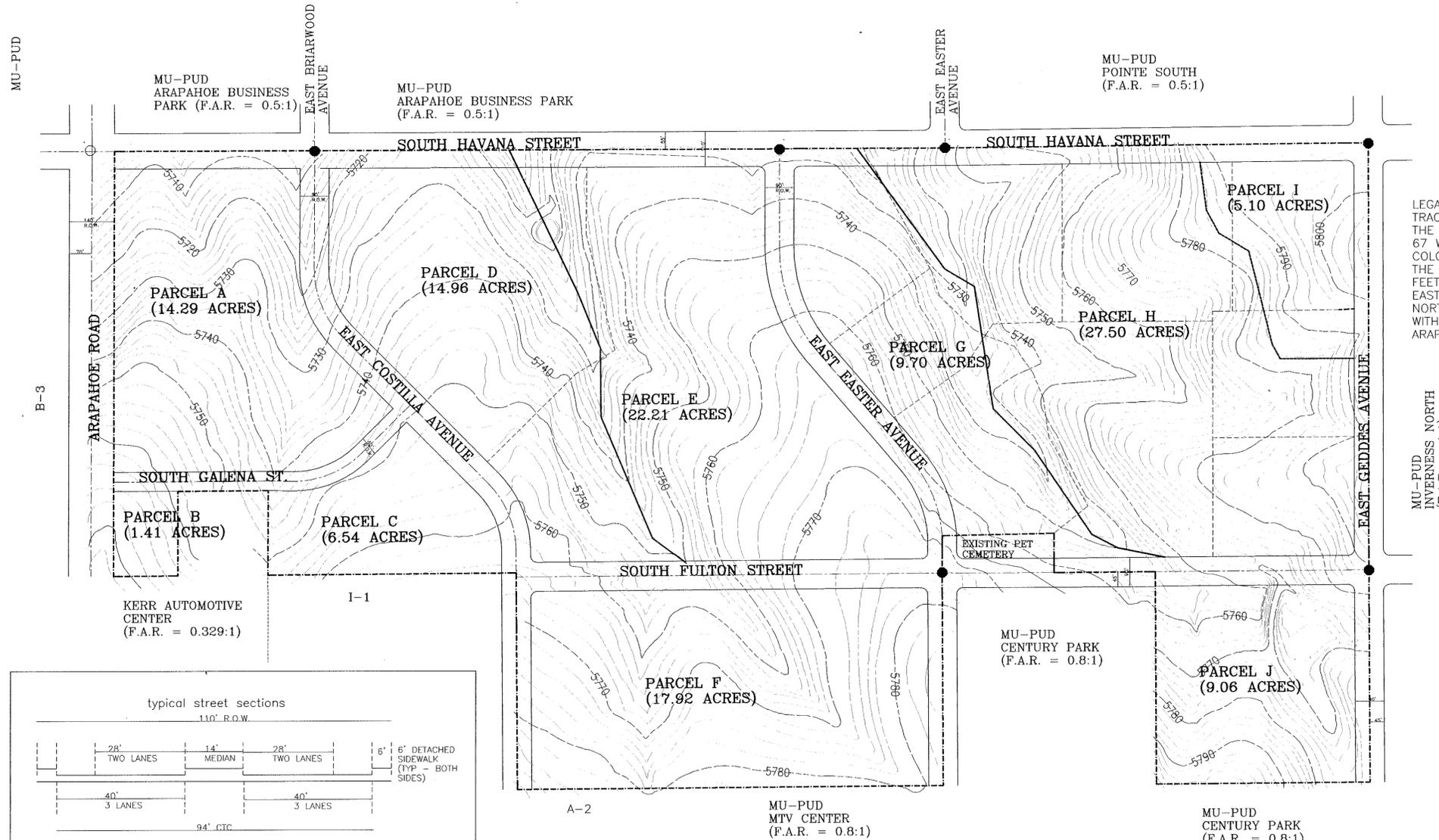
APPLICANT/OWNER:  
 IMPRIMIS, LLC  
 75225 HWY 111, SUITE C,  
 PALM DESERT, CALIFORNIA 92260  
 (619) 776-8838  
 (619) 776-8842 FAX

RAMPART BUSINESS CENTER  
 7TH AMENDED  
 PRELIMINARY DEVELOPMENT PLAN

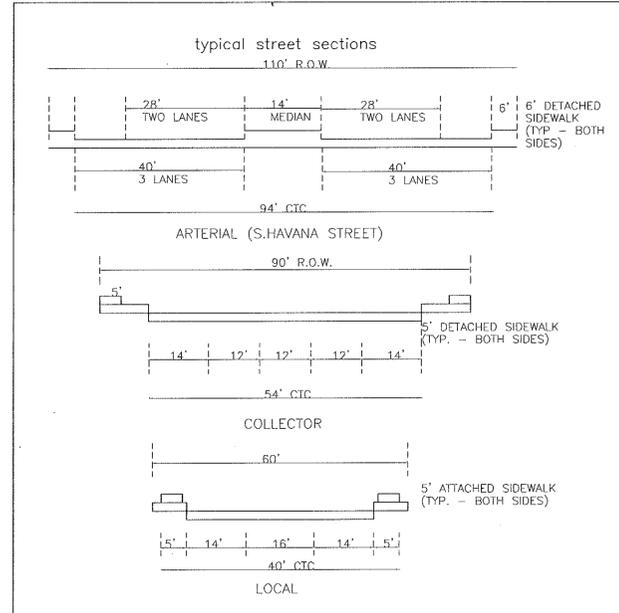
JOB NO. LR9623

SHEET 1 OF 2

**RAMPART BUSINESS CENTER**  
**7TH AMENDED PRELIMINARY DEVELOPMENT PLAN**  
 LOCATED IN THE EAST ONE-HALF OF SECTION 27, T5S, R67W  
 OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO  
 (CASE NO. A97-020)

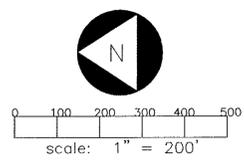


LEGAL DESCRIPTION:  
 TRACTS 1, 2, 15, 16, 17, 18, 19, 30, 31, 32, 33, 34, 46, 47 AND 48 OF  
 THE CLARK COLONY SUBDIVISION, SECTION 27, TOWNSHIP 5 SOUTH, RANGE  
 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF  
 COLORADO, EXCEPT THE NORTH 40.00 FEET OF TRACTS 1 AND 2, AND EXCEPT  
 THE SOUTH 280.00 FEET OF THE NORTH 520.00 FEET OF THE WEST 250.01  
 FEET OF TRACT 2, AND EXCEPT THE SOUTH 12.50 FEET OF TRACT 30 AND THE  
 EAST 12.50 FEET OF TRACT 30, AND EXCEPT THE WEST 109.78 FEET OF THE  
 NORTH 330.00 FEET OF TRACT 34, CONTAINING 142.15 ACRES. INCLUDED  
 WITHIN THIS PROPERTY ARE FILINGS 1 THROUGH 6, RAMPART BUSINESS CENTER,  
 ARAPAHOE COUNTY, COLORADO.



SITE SIZE: 142.15 ACRES  
 ZONING: MU-PUD  
 COMPREHENSIVE PLAN: OFFICE/LIGHT INDUSTRIAL

- EXISTING TRAFFIC SIGNAL
- PROPOSED FUTURE TRAFFIC SIGNAL



DATE: APRIL 16, 1997  
 REV. NO.:  
 DATE:

LANDAIDE, INC.  
 5655 S. DELAWARE ST.  
 LITTLETON, CO. 80120  
 (303) 794-3872  
 FAX: 795-9342

OWNER/DEVELOPER:  
 IMPRIMIS, LLC  
 75225 HWY 111, SUITE C,  
 PALM DESERT, CALIFORNIA 92260  
 (619) 776-8838  
 (619) 776-8842 FAX

**RAMPART BUSINESS CENTER**  
**7TH AMENDED**  
**PRELIMINARY DEVELOPMENT PLAN**

JOB NO. LR9623  
 SHEET 2 OF 2