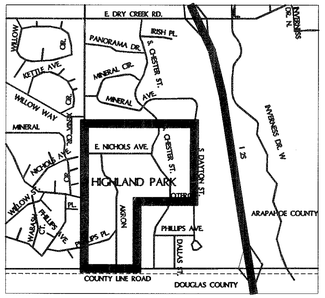
HIGHLAND PARK

PRELIMINARY DEVELOPMENT PLAN - AMENDMENT #7

A PART OF THE SW 1/4 OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH P.M., ARAPAHOE COUNTY, COLORADO



VICINITY MAP:
NOT TO SCALE

N

STANDARD NOTES

The Owner(s), Developer(s) and/or Subdividers(s) of the Preliminary Development Plan known as HIGHLAND PARK, their respective successors, heirs and/or assigns agree to the following notes:

A. 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 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.

B. Emergency Access Note

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

C. 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 the request for dedication. 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.

D. 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 is responsible for maintenance and upkeep of landscaped areas and sidewalks between the 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.

E. 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.

F. Drainage Master Plan Note

The policy of the County requires that all new development and redevelopment shall participate in the required drainage improvements as set forth below:

1. Design and construct the local drainage system as defined by the Phase III drainage report and plan.
2. 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 drainageway. 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 connecting system.
3. 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 Drainage Criteria Manual) or as required by the County and designated in the Phase III Drainage Report.

SPECIFIC NOTES:

A. 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 Commisioners:

1) To include said development within a special district for the purpose of participation in the construction of necessary off-site 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 the 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.

B. Airport Influence Area Note (easement/hazard easement)

An Avigation and hazard easement affecting all property contained within this Preliminary Development Plan has been legally executed. Said easement document can be found in Book 3612, Page 639, of the records of the Arapahoe County Clerk and Recorder.

The lands contained within this Preliminary Development Plan lie within the Airport Influence Area, an area which is likely to be affected by Airport 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.R., "Height and Obstructions Criteria".

AMENDMENT HISTORY

This ADMINISTRATIVE AMENDMENT NO. 7 sets forth the following revision to Pargraph VI, note B as follows:

B. Roof top mechanical – Equipment associated with the building shall be screened from view with a screening wall fabricated from materials consistent with the building exterior. Within Areas LOT 1–BLOCK 1, LOT 1–BLOCK 2, LOT 2–BLOCK 3, LOT 3–BLOCK 5 and LOT 1–BLOCK 6 mechanical appurtances and associated enclosure walls shall be allowed up to 20' above the building parapet. Building height shall be measured from adjacent grade to top of parapet per Arapahoe County zoning.

ADMINISTRATIVE AMENDMENT A84–1, APPROVED 20 JANUARY 1984:
1. Maximum building height within Lot 1 Block 4 increased from 55' to 60'.
2. Off street parking for Office Uses of 1/300 Gross leasable sf allowed to be averaged over entire project.

AMENDMENT Z84040 APPROVED 31 DECEMBER 1983

Agreement of Developers and Owners within the Subdivision known as Highland Park Center agree to cooperating in the development of necessary off-site improvements.

ADMINISTRATIVE AMENDMENT APPROVED 12 APRIL 1982.
1. Park facilities including structures and plazas are permitted within Tracts G,H and J.
2. Landscaping and signs are permitted in Tracts A,B and C.

ADMINISTRATIVE AMENDMENT APPPOVED 12 JANUARY 1981.
1. Professional Office parking requirements revised from 1/250 sf to 1/300 sf of gross rentable area.
2. Maximum gross floor area revised from 2,000,000 to 2,160,000 square feet.

DEVELOPMENT STANDARD COMPARISON CHART

HIGHLAND PARK 2nd AMENDMENT PDP SITE DEVELOPMENT CRITERIA	HIGHLAND PARK AMENDMENT NO. 7 PDP SITE DEVELOPMENT CRITERIA
1. Zoning MU–PUD PERMITTED ACCESSORY USES: INCIDENTAL TO AND COMMONLY ASSOCIATED WITH THE PERMITED USES	1. Zoning MU–PUD PERMITTED ACCESSORY USES: INCIDENTAL TO AND COMMONLY ASSOCIATED WITH THE PERMITED USES
2. BUILDING DENSITY: NO RESTRICTION	2. BUILDING DENSITY: NO RESTRICTION
3. MAXIMUM BUILDING HEIGHTS: 35', 55' & 80' (INCLUDING MECHANICAL APPURTENANCES AND ENCLOSURES.)	3. MAXIMUM BUILDING HEIGHTS: 35', 55' & 80' WITH AN INCREASE OF 20' FOR MECHANICAL APPURTENANCES & ENCLOSURES.
4. MAXIMUM BUILDING COVERAGE: 80%	4. MAXIMUM BUILDING COVERAGE: 80%
5. MINIMUM OPEN SPACE: 20% SITES ADJACENT TO AREA B SHALL BE CREDITED WITH 1/2 THE AREA OF THE ADJOINING OPEN SPACE.	5. MINIMUM OPEN SPACE: 20% SITES ADJACENT TO AREA B SHALL BE CREDITED WITH 1/2 THE AREA OF THE ADJOINING OPEN SPACE.
6. MINIMUM SET BACKS: FRONT = 25' SIDE = 10' REAR = 10' ALONG COUNTYLINE ROAD, SOUTH YOSEMITE STREET AND SOUTH DAYTON STREET = 50'	6. MINIMUM SET BACKS: FRONT = 25' SIDE = 10' REAR = 10' ALONG COUNTYLINE ROAD, SOUTH YOSEMITE STREET AND SOUTH DAYTON STREET = 50'
7. MINIMUM PARKING RATIOS: INDUSTRIAL LTD: 1/1000 S.F. OFFICE: 1/300 S.F. RETAIL: 1/250 S.F. RESTAURANTS: 1/200 S.F.	7. MINIMUM PARKING RATIOS: INDUSTRIAL LTD: 1/1000 S.F. OFFICE: 1/300 S.F. RETAIL: 1/250 S.F. RESTAURANTS: 1/200 S.F.

Administrative Amendment of the Highland Park Plan/Plat Amending the height of Mechanical Appurtances, as depicted hereon pursuant to section III Approved this 10th day February by the Director of Development Services and Infrastructure Management. This Amendment No. 7 affects only the height of Mechanical Appurtances as described in file No. A97–036.

Director or Designee

I hereby affirm that I am the owner or authorized agent of all individuals having ownership interest in the property described herein, known as Highland Park, A97–036.

STATE OF COLORADO
COUNTY OF ARAPAHOE
The foregoing instrument was acknowledged before me this 6th day of Feb. 1998 by Greg Pohle as Auth. Signatory. My commission expires 6/24/2001. Witness my hand and offical seal.

Greg Pohle Authorized Signatory
Signature

Barbara A. Stephenson
Name of Notary

3561 S. Hillcrest Dr, Denver, Co 80237
Address of Notary

INDEX TO DRAWINGS

1 OF 2 TITLE SHEET AND GENERAL NOTES
2 OF 2 SITE PLAN AND LAND USE NOTES

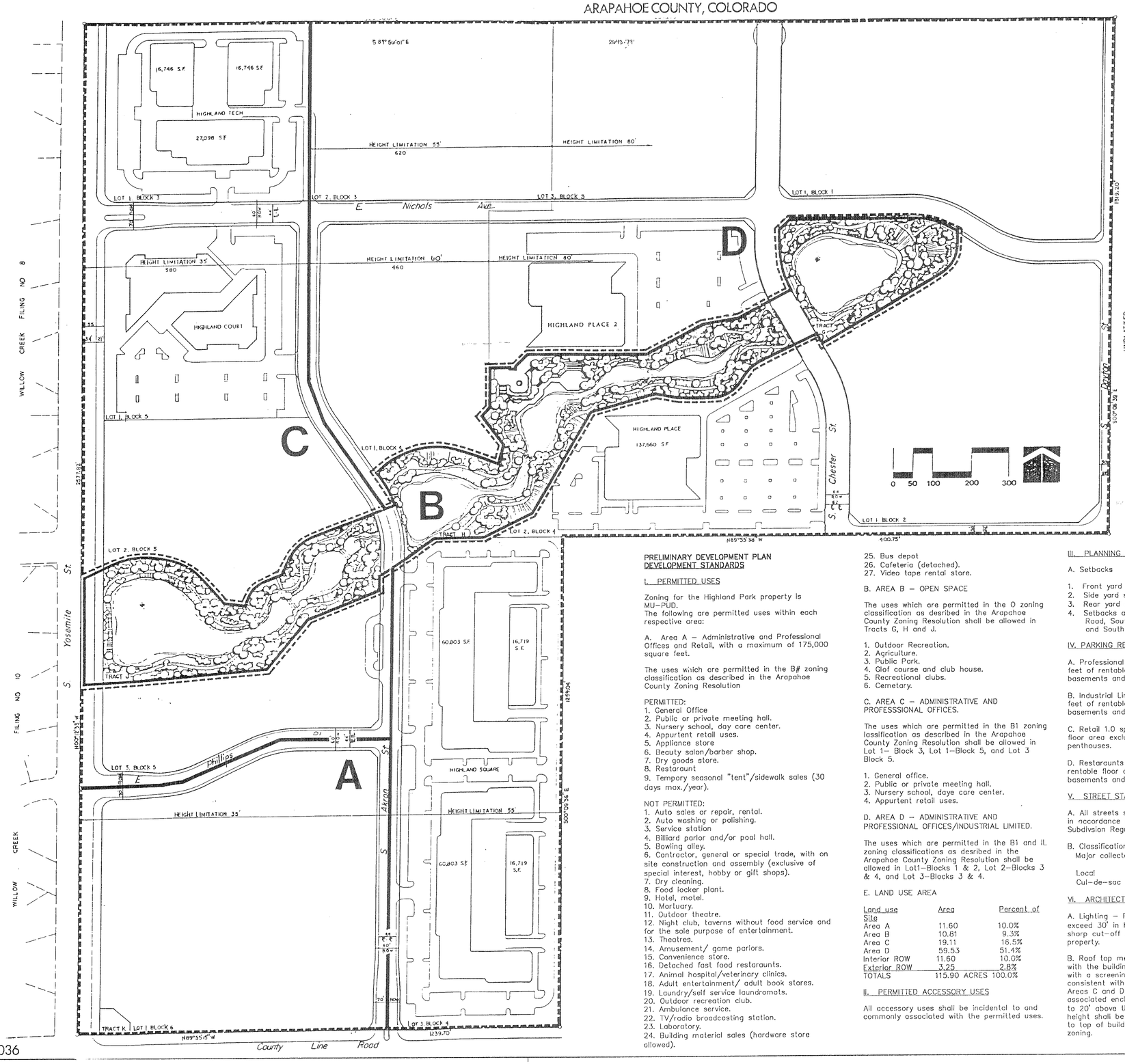
MICHAEL BARBER ARCHITECTURE PROFESSIONAL CORPORATION
303 SIXTEENTH STREET SUITE 300 DENVER COLORADO 80202 TELEPHONE 303 595 7070 FACSIMILE 303 595 7080

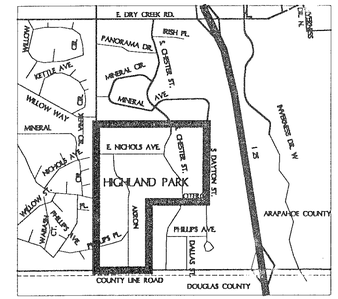
CASE#97-036

HIGHLAND PARK

PRELIMINARY DEVELOPMENT PLAN - AMENDMENT #7

A PART OF THE SW 1/4 OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH P.M., ARAPAHOE COUNTY, COLORADO





VICINITY MAP:
NOT TO SCALE

N

LEGAL DESCRIPTION

A part of the Southwestt quarter of Section 34, Township 5 South, Range 67 West of the Sixth Principal Meridian, Coutny of Arapahoe, State of Colorado described as follows:

Beginning at the West Quarter corner of said Section 34; thence S89 56'01"E along the North line of said Southwest Quarter a distance of 2,643.79 fet to the Center Quarter corner of said section 34; thence S00 06'39"E along the East line of said Southwest Quarter Quarter a deistance of 1,319.20 feet; thence N89 55'38"W along the North line of the South half of said Southwest Quarter a distance of 1,400.75 feet to a point 79.99 feet West of the West line of the Southwest line of the Southeast Quarter of the South-est Quarter of said section 34; thence S00 09'36"E par-lel with said West line of the Southeast Quarter of the Southwest Quarter a distance of 1,259.04 feet to a point on the North Right-of-Way of County Line Road; thence N89 55'15"W along said Southwest Quarter a distance of 1,2239.70 feet to a point on the West line of said Southwest Quarter; thence N00 12'33"W along the west line of said Quarter a distance of 2,577.82 feet to the point of beginning; said parcel containing 115.868 acres more or less.

PRELIMINARY DEVELOPMENT PLAN DEVELOPMENT STANDARDS

I. PERMITTED USES

Zoning for the Highland Park property is MU-PUD.
The following are permitted uses within each respective area:

A. Area A – Administrative and Professional Offices and Retail, with a maximum of 175,000 square feet.

The uses which are permitted in the B# zoning classification as described in the Arapahoe County Zoning Resolution

PERMITTED:
1. General Office
2. Public or private meeting hall.
3. Nursery school, day care center.
4. Appurtent retail uses.
5. Appliance store
6. Beauty salon/barber shop.
7. Dry goods store.
8. Restaraunt
9. Tempory seasonal "tent"/sidewalk sales (30 days max./year).

NOT PERMITTED:
1. Auto sales or repair, rental.
2. Auto washing or polishing.
3. Service station
4. Billiard parlor and/or pool hall.
5. Bowling alley.
6. Contractor, general or special trade, with on site construction and assembly (exclusive of special interest, hobby or gift shops).
7. Dry cleaning.
8. Food locker plant.
9. Hotel, motel.
10. Mortuary.
11. Outdoor theatre.
12. Night club, taverns without food service and for the sole purpose of entertainment.
13. Theatres.
14. Amusement/ game parlors.
15. Convenience store.
16. Detached fast food restaraunts.
17. Animal hospital/veterinary clinics.
18. Adult entertainment/ adult book stores.
19. Laundry/self service laundromats.
20. Outdoor recreation club.
21. Ambulance service.
22. TV/radio broadcasting station.
23. Laboratory.
24. Building material sales (hardware store allowed).
25. Bus depot
26. Cafeteria (detached).
27. Video tape rental store.

B. AREA B – OPEN SPACE

The uses which are permitted in the O zoning classification as desribed in the Arapahoe County Zoning Resolution shall be allowed in Tracts G, H and J.

1. Outdoor Recreation.
2. Agriculture.
3. Public Park.
4. Glof course and club house.
5. Recreational clubs.
6. Cemetary.

C. AREA C – ADMINISTRATIVE AND PROFESSSIONAL OFFICES.

The uses which are permitted in the B1 zoning lassification as described in the Arapahoe County Zoning Resolution shall be allowed in Lot 1– Block 3, Lot 1–Block 5, and Lot 3 Block 5.

1. General office.
2. Public or private meeting hall.
3. Nursery school, daye care center.
4. Appurtent retail uses.

D. AREA D – ADMINISTRATIVE AND PROFESSIONAL OFFICES/INDUSTRIAL LIMITED.

The uses which are permitted in the B1 and IL zoning classifications as desribed in the Arapahoe County Zoning Resolution shall be allowed in Lot1–Blocks 1 & 2, Lot 2–Blocks 3 & 4, and Lot 3–Blocks 3 & 4.

E. LAND USE AREA

Land use	Area	Percent of Site
Area A	11.60	10.0%
Area B	10.81	9.3%
Area C	19.11	16.5%
Area D	59.53	51.4%
Interior ROW	11.60	10.0%
Exterior ROW	3.25	2.8%
TOTALS	115.90 ACRES	100.0%

II. PERMITTED ACCESSORY USES

All accessory uses shall be incidental to and commonly associated with the permitted uses.

III. PLANNING DESIGN STANDARDS

A. Setbacks

1.	Front yard serback	25'
2.	Side yard setback	10'
3.	Rear yard setback	10'
4.	Setbacks along County Line Road, South Yosemite Street and South Dayton Street.	50'

IV. PARKING REQUIREMENTS

A. Professional Offices 1.0 space/300 square feet of rentable floor area excluding atriums, basements and penthouses.

B. Industrial Limited 1.0 space/1,000 square feet of rentable floor area excluding atriums, basements and penthouses.

C. Retail 1.0 space/250 square feet of rentable floor area excluding atriums, basements and penthouses.

D. Restaraunts 1.0 space/ 200 square feet of rentable floor area excluding atriums, basements and penthouses.

V. STREET STANDARDS

A. All streets shall be designed and constructed in accordance with the Arapahoe County Subdivsion Regulations.

B. Classification:	ROW W.	Flowline to Flowline
Major collector	64'	62'
Local	60'	44'
Cul-de-sac	90' Dia.	88'

VI. ARCHITECTURAL/SITE DESIGN REQUIREMENTS

A. Lighting – Parking lot fixtures shall not exceed 30' in height. The luminares shall be sharp cut-off to minimize glare on adjacent property.

B. Roof top mechanical – equipment associated with the building shall be screened from view with a screening wall fabricated from materials consistent with the building exterior. Within Areas C and D mechanical appurtances and associated enclosure walls shall be allowed up to 20' above the building parapet. Building height shall be measured from adjacent grade to top of building parapet per Arapahoe County zoning.

C. Trash enclosures – Trash enclosures shall be screened by material consistent with the building exterior.

D. Signage – Signage shall be consistent with the Master Sign Plan for Highland Park, as approved and amended.

VII. OPEN SPACE/LANDSCAPING

A. A minimum of 20% of the site in Areas A, C and D shall be open space.

B. Sites adjacent to Area B shall be credited with one-half (1/2) the area of the adjoining open space.

C. Landscape plans showing the open space configurations and planting design shall be submitted at the time of Final Development Plan.

MICHAEL BARBER ARCHITECTURE PROFESSIONAL CORPORATION
303 SIXTEENTH STREET SUITE 300 DENVER COLORADO 80202 TELEPHONE 303 595 7070 FACSIMILE 303 595 7080

SHEET 2 OF 2

CASE #97-036