

preliminary development plan amendment no. 2

peakview place

Lots 1&2, Block 1, Peakview Place Filing No. 1 and part of Lot 44, Subdivision of Section 21, Township 5 South, Range 67 West of the 6th P.M. Part of the SW 1/4 of Section 21, Township 5 South, Range 67 West of the 6th P.M., County of Arapahoe, State of Colorado.

site data

APPROVED PDP CASE #Z98-024			PROPOSED PDP		
PLANNING AREA A	PLANNING AREA B	PLANNING AREAS A&B	PLANNING AREA A	PLANNING AREA B	PLANNING AREAS A&B
CALEYCOMMON S #P85-066	PROPOSED	TOTALS	Peakview Place	Peakview Place	TOTALS
		Peakview Office Pk. & Caley Commons	NAME		Peakview Office Pk. & Caley Commons
MU PUD	MU PUD	MU PUD	ZONING	MU PUD	MU PUD
140,651 sf (not including previous ROW dedications)	625,375 sf (not including previous ROW dedications)	778,026 sf	TOTAL SITE (includes ROW dedication)	140,651 sf (not including previous ROW dedications)	617,688 sf (not including previous ROW dedications)
13,310 sf	58,394 sf	71,704 sf	BUILDING FOOTPRINT	13,310 sf	58,394 sf
49% Max. Compact 1:300	20% Max. Compact 1:250 Tenant Area	1:275 Average	PARKING RATIO	49% Max. Compact 1:300	20% Max. Compact 1:250 Tenant Area
76,204 sf	341,041 sf	417,245 sf	ROAD & PARKING	76,204 sf	341,041 sf
51,137 sf (36%)	225,940 sf (36%)	277,077 sf (36%)	OPEN SPACE (min)	51,137 sf (36%)	218,374 sf (35%)
122,822 sf	590,000 sf	712,822 sf	GROSS FLOOR AREA	122,822 sf	590,000 sf
.87	.94	0.90 Average	FAR	.87	.94
5840 USGS Top of Parapet	5900 USGS (170 FT) Top of Parapet (#stories-10&8)		MAXIMUM BUILDING HEIGHT	5840 USGS Top of Parapet (170 FT)	5900 USGS (170 FT) Top of Parapet (#stories-10&8)
	45 ft. & 35ft. (#stories-4&3)		MAXIMUM PARKING GARAGE HEIGHT	45 ft. & 35ft. (#stories-4&3)	
Setbacks to be determined.	Bldg setback @ Rear property line: 70' Parking setback @ Rear property line: 10' Bldg setback @ public road: 40' Bldg. setback @ private road: 20' Parking setback @ public road: 15' Parking setback @ private road: 10' (1) Directional sign: 6' H. max, 10 S.F. max. (1) Directory sign: 6' H. max, 48 S.F. max. (2) Project signs: 6' H. max 48 S.F. side max.		SETBACKS	Setbacks to be determined.	Bldg setback @ Rear property line: 70' Parking setback @ Rear property line: 10' Bldg setback @ public road: 40' Bldg. setback @ private road: 20' Parking setback @ public road: 15' Parking setback @ private road: 10' (1) Directional sign: 6' H. max, 10 S.F. max. (3) Directory sign: 6' H. max, 48 S.F. max. (4) Project signs: 6' H. max 48 S.F. side max.
			SIGNAGE		

permitted uses

MAX % of G.F.A.	MAX. G.F.A. Planning Area A	MAX G.F.A. Planning Area B	Description of Use
100%	(122,822 sf)	(590,000 sf)	GENERAL OFFICES: <ul style="list-style-type: none"> ADMINISTRATIVE AND EXECUTIVE OFFICES; CONSULTING SERVICE OFFICES, BUSINESS AND PROFESSIONAL; DESIGN PROFESSIONS, I.E. ENGINEERS, LANDSCAPE ARCHITECT, PLANNER, ARCHITECT; COMPUTER AND DATA PROCESSING; FACTORY REPRESENTATIVE AND DISTRIBUTORS; INSURANCE, FINANCIAL AND INVESTMENT OFFICES; *STORAGE AVAILABILITY IN ALL OF THE ABOVE USES FOR SUPPLIES, EQUIPMENT, AND ACCESSORY ITEMS WILL BE PROVIDED IN RESERVED SECTIONS OF ANY BUILDING
APPROX. 8%	(9826 sf)	(47,774 sf)	HEALTH FACILITY: <ul style="list-style-type: none"> INCLUDING EXERCISE ROOM, WEIGHT ROOM, RACQUETBALL COURTS AND SHOWERS
APPROX 5%	(6141 sf)	(29,859 sf)	OFFICE APPURTENANT RETAIL: <ul style="list-style-type: none"> COMPUTER SERVICE, PRINTING, STATIONERY, OFFICE SUPPLY, ANY BUILDING MAY BE OFFICE ONLY, OR ANY COMBINATION OF THE ABOVE USES WITHIN ONE STRUCTURE
APPROX 5%	(6141 sf)	(29,859 sf)	RESTAURANT AND/OR EMPLOYEE CAFETERIA

* Note: The proposed percentages of permitted uses match the previously approved amounts, per 2nd amendment to Gerrity Property PDP, #A90-003.

standard notes

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THE PRELIMINARY DEVELOPMENT PLAN KNOWN AS PEAKVIEW PLACE, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

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.

emergency access

EMERGENCY ACCESS IS GRANTED HERewith OVER AND ACROSS ALL PAVED AREAS FOR POLICE, FIRE AND EMERGENCY VEHICLES.

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 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.

street maintenance

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT/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 UNTIL SUCH TIME AS THE COUNTY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

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.

drainage master plan

THE POLICY OF THE COUNTY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:

- DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN.
- DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGEWAY OF ESTABLISHED CONVEYANCE CAPACITY SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR 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 CONNECTION SYSTEM.
- EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGEWAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGEWAY PLAN (SECTION 3.3.2 OF THE ARAPAHOE DRAINAGE CRITERIA MANUAL) OR AS REQUIRED BY THE COUNTY AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.

general notes

THIS PRELIMINARY DEVELOPMENT PLAN ILLUSTRATES PROPOSED LAND USES, VEHICULAR AND PEDESTRIAN CIRCULATION, SITE DATA, AND DEVELOPMENT STIPULATIONS. THIS DOCUMENT IS GENERAL IN CHARACTER AND IS INTENDED TO ALLOW MINOR CHANGES IN THE SUBSEQUENT FINAL DEVELOPMENT PLAN SUBJECT TO ARAPAHOE COUNTY DEVELOPMENT REQUIREMENTS.

dedications and easements

ADDITIONAL UTILITY EASEMENTS WILL BE GRANTED AS NECESSARY IN ACCORDANCE WITH THE OPERATING RULES AND REGULATIONS OF THE RESPECTIVE UTILITY COMPANIES. A 10' PEDESTRIAN EASEMENT WILL BE GRANTED ALONG S GREENWOOD PLAZA BOULEVARD. A 10' PEDESTRIAN EASEMENT WILL BE GRANTED ALONG EAST CALEY AVENUE AS NECESSARY.

- DEDICATED STREETS
- GREENWOOD PLAZA BLVD. 12' Deceleration lane dedicated by Peakview place plat filing No. 2
- EAST CALEY AVENUE 12' Deceleration lane dedicated by Peakview place plat filing No. 2

amendment history

THIS PDP AMENDMENT NO. 2 FOR PEAKVIEW PLACE CHANGES PLANNING AREA B OPEN SPACE AREA FROM 225,940 SF (36%) TO 218,374 SF (35%) AND SITE AREA FROM 625,375 SF TO 617,688 SF. TO ACCOUNT FOR THE ADDITION OF TWO DECLARATION LANES WHICH ARE SHOWN ON SHEET 2 OF 2. THE EXISTING FDP FOR CALEY COMMONS (#P85-066) WILL REMAIN IN PLACE.

GERRITY PROPERTY AND PEAKVIEW OFFICE PARK ARE BEING COMBINED INTO ONE PDP AND THEN DIVIDED INTO 2 PLANNING AREAS. PLANNING AREA A CONTAINS THE NORTHEAST CORNER OF THE GERRITY PROPERTY. THIS PARCEL REFLECTS THE BUILDING FOOTPRINT AND PARKING CONTAINED ON THE CALEY COMMONS FDP CASE #P85-066, LOT 1. PLANNING AREA B CONTAINS THE REMAINDER OF THE GERRITY PROPERTY AND THE ENTIRETY OF THE PEAKVIEW OFFICE PARK SITE. THIS PARCEL REFLECTS NEW BUILDING FOOTPRINTS AND PARKING FOR THAT AREA.

PREVIOUSLY APPROVED PDPS AND AMENDMENTS TO THE GERRITY PROPERTY ARE AS FOLLOWS: AUGUST 31, 1992, ORIGINAL MU ZONING, CASE # Z 82-15; DECEMBER 18, 1994, FIRST ADMINISTRATIVE AMENDMENT TO SHOW A NEW BUILDING AND PARKING CONFIGURATION ON THE NORTHERN PORTION OF THE SITE, CASE # 84-15 MARCH 12, 1999, SECOND ADMINISTRATIVE AMENDMENT TO SHOW BUILDING AND PARKING DEVELOPMENT AT THE SOUTH-FERN PORTION OF THE PROPERTY, CASE #A90-003.

PREVIOUSLY APPROVED PDPS AND AMENDMENTS TO THE PEAKVIEW OFFICE PARK ARE AS FOLLOWS: DATE UNKNOWN, CASE # A90-003.

PREVIOUSLY APPROVED PDPS AND AMENDMENTS TO PEAKVIEW PLACE ARE AS FOLLOWS: CASE # Z98-024 PEAKVIEW PLACE AMENDMENT NO. 1, SEPTEMBER 21, 1999.

design

ARCHITECTURAL STYLE, MATERIALS, COLORS, TEXTURES AND SHAPES SHALL BE DETERMINED IN DETAIL BY THE FINAL DEVELOPMENT PLAN. THE USE OF MATERIALS SHALL ALLOW THE USE OF WOOD, BRICK, STUCCO, CERAMIC CLADDING, STONE, GLASS, PRECAST CONCRETE, BRIGHT OR CLEAR ANODIZED ALUMINUM AS WELL AS COLORED ALUMINUM AND TEXTURED CONCRETE AS MAJOR VISUAL ELEMENTS. COLOR PALETTE SHALL BE BROAD WITH BIRTH TONES, NEUTRALS AND PASTELS PROHIBITED AS A MAJOR VISUAL ELEMENT, BUT ALLOWED AS ACCENT COLORS. REFLECTIVE GLASS, ABSORPTIVE GLASS, OR EQUAL WILL BE EMPLOYED.

THE PROJECT SHALL BE DESIGNED IN ACCORDANCE WITH THE APPROPRIATE VERSION OF THE UNIFORM BUILDING CODE AS MODIFIED BY ARAPAHOE COUNTY. THE BUILDINGS AND ARRANGEMENTS OF BUILDINGS AND PARKING STRUCTURES/GARAGES, AS WELL AS PERTINENT STRUCTURES, SHALL CONFORM TO THE REQUIREMENTS TO THE ARAPAHOE COUNTY BUILDING DEPARTMENT, AND THE VARIOUS COUNTY REVIEW AGENCIES, INCLUDING FIRE PROTECTION.

signage

SIGNAGE SHALL BE FOR THE PURPOSE OF IDENTIFICATION, LOCATION, SAFETY, AND CIRCULATION CONTROL, AND SHALL CONFORM TO THE ARAPAHOE COUNTY ZONING RESOLUTION OR AS WORKED HEREIN. SIGNS SHALL BE INTEGRATED INTO THE DESIGN OF THE PRIMARY STRUCTURES THROUGH THE USE OF SIMILAR MATERIALS, COLORS, AND PROPORTIONS. SIGNS SHALL BE ILLUMINATED FROM WITHIN OR BY EXTERNAL LIGHTS WITH MINIMAL CONTRIBUTION OF LIGHT LEVELS NEARBY. FLASHING OR ANIMATED SIGNS SHALL NOT BE PERMITTED. THERE SHALL BE NO ADVERTISEMENT ON ANY BUILDING ROOF. ONE BUILDING IDENTIFICATION SIGN NOT TO EXCEED 64 SQUARE FEET MAX. SHALL BE ALLOWED ON EACH BUILDING. THE BOARD OF COUNTY COMMISSIONERS MAY PERMIT THE BUILDING IDENTIFICATION LOGO SIGN TO BE LOCATED ANYWHERE ON EACH BUILDING FACADE PROVIDED THAT NO PART OF ANY SIGN SHALL BE PLACED ABOVE THE PARAPET. NOTWITHSTANDING THE FOREGOING, ALL SIGNAGE IS SUBJECT TO REVIEW AND APPROVAL BY THE B.O.C.C. AS DETERMINED AND APPROVED BY THE B.O.C.C. AT THE TIME OF FINAL DEVELOPMENT PLAN. PROJECT IDENTIFICATION AND DIRECTIONAL SIGNAGE WILL BE INCLUDED AS DESCRIBED ON PAGE 2.

trash disposal

EXTERIOR STORAGE OF TRASH WILL BE: (1) PROTECTED FROM DOGS, CATS, RODENTS, AND WIND, ETC. (2) SITUATED SO AS NOT TO CAUSE NUISANCE TO ADJACENT PROPERTY, OR PEDESTRIAN OR VEHICULAR TRAFFIC.

ENCLOSURES SHALL BE PROVIDED TO ATTRACTIVELY CONCEAL THE TRASH DUMPSTERS. THESE ENCLOSURES SHALL BE CONSTRUCTED USING MATERIALS AND COLORS REFLECTING THE PRIMARY STRUCTURES. THE ENCLOSURES SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO RESIST DAMAGE FROM DUMPSTER LOADING.

service areas

EXTERIOR AREAS FOR PICK-UP AND DELIVERY OF EQUIPMENT AND MERCHANDISE WILL BE ARCHITECTURALLY CO-ORDINATED TO INSURE THE DESIGN INTEGRITY OF THE DEVELOPMENT SERVICE AREAS WILL BE SCREENED FROM VIEW BY WALLS, FENCINGS, OR LANDSCAPING TO ASSURE MINIMAL VISUAL IMPACT UPON ADJACENT AREAS.

open space and landscaping

PRIVATE OPEN SPACES AND LANDSCAPED PORTIONS OF DEDICATED RIGHTS-OF-WAY SHALL BE IMPROVED AND MAINTAINED BY THE DEVELOPER/ASSIGNS.

parking and circulation

PARKING AREAS AND DRIVES WILL CONSIST OF A HARD SURFACE MATERIAL SUCH AS ASPHALT OR CONCRETE. CIRCULATION WILL BE DESIGNED SO AS TO MOVE VEHICLES AND PEDESTRIANS AS EFFICIENTLY AND SAFELY AS POSSIBLE ON SITE.

STRUCTURED PARKING WILL BE PROVIDED, IN ADDITION TO SURFACE PARKING. EXTERIOR TREATMENT OF PARKING STRUCTURE(S) WILL INCORPORATE A MATERIAL WHICH WILL COMPLEMENT THE ARCHITECTURAL TREATMENTS EMPLOYED ON THE EXTERIOR OF THE BUILDING.

screens and walls

SCREENS AND WALLS WILL BE USED TO DEFINE OUTDOOR SPACES AND TO MASK SERVICE AND UTILITY AREAS. LONG, UNBROKEN LENGTHS OF SCREENS AND WALLS SUCH AS MAY SOMETIMES BE FOUND ALONG PROJECT BOUNDARIES SHALL BE DISCOURAGED. SCREENS AND WALLS SHALL FUNCTION AS DESIGN FEATURES OF SPECIAL INTEREST CAREFULLY INTEGRATED INTO THE ARCHITECTURE AND LANDSCAPE. SCREENS AND RETAINING WALLS WILL BE OF MATERIALS AND COLORS TO COMPLEMENT ARCHITECTURAL FORMS, COLORS, AND MATERIALS OF THE PRIMARY STRUCTURES OF THE DEVELOPMENT.

lighting

THE GOAL OF THE AREA LIGHTING SCHEME SHALL BE TO MAINTAIN AN ADEQUATE BUT SUBDUED LIGHT LEVEL FOR RESTRICTED SAFETY, AND SECURITY PURPOSES. TO ACCOMPLISH THIS GOAL, LIGHT FIXTURE TYPES TO BE CONSIDERED SHALL INCLUDE METAL HALIDE OR SODIUM FIXTURES THAT PROVIDE LIGHT PATTERN OUTGERS LOW INTENSITY AND LOW PROFILE LIGHTS TO PROVIDE GENERAL ILLUMINATION ALONG PEDESTRIAN AND VEHICULAR AREAS, DECORATIVE LIGHT FIXTURES, MOUNTED ON POLES OR MASTS, THAT EMIT LOW INTENSITY SUBDUED LIGHT MORE OF A DECORATIVE NATURE THAN PROVIDE AREA LIGHTING, AND LIGHTING OF VARIOUS LANDSCAPE FEATURES. GROUND AND BUILDING LIGHTING SHALL BE CONFINED TO THE PROPERTY AND SHALL NOT CAUSE DIRECT GLARE ON ADJACENT PROPERTIES. PARKING LOT LIGHTING MAY BE LEFT ON OVERNIGHT.

POLE AND FIXTURE LOCATIONS SHALL ACCOMMODATE SNOW REMOVAL AND STORAGE, SHALL BE INTEGRATED WITH LANDSCAPE DESIGN, AND ALL WIRING SHALL BE CONCEALED UNDERGROUND OR WITHIN STRUCTURES. MAXIMUM POLE HEIGHT SHALL BE 24 FEET.

roof top appurtenance

ALLOW THE USE OF ROOFTOP ANTENNAS, RECEIVERS, MICROWAVE DISHES, RADIO TRANSMITTERS, AND CELLULAR PHONE EQUIPMENT CONFORMING TO THE REQUIREMENTS OF THE ARAPAHOE COUNTY LAND DEVELOPMENT CODE.

legal description

LOTS 1&2, BLOCK 1, PEAKVIEW PLACE FILING NO. 1 AND A PART OF LOT 44, A SUBDIVISION OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 21; THENCE NORTHERLY ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 21, A DISTANCE OF 1568.29 FEET; THENCE ON AN ANGLE TO THE LEFT OF 80° 14' 59" AND WESTERLY 25.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 44; SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH GREENWOOD PLAZA BOULEVARD AND SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST PEAKVIEW AVENUE; THENCE CONTINUING WESTERLY ALONG THE AFORESAID COURSE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF EAST PEAKVIEW AVENUE 635.12 FEET TO THE SOUTHWEST CORNER OF SAID LOT 44; THENCE ON AN ANGLE TO THE RIGHT OF 90° 15' 14" AND NORTHERLY 643.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 44; THENCE ON AN ANGLE TO THE RIGHT OF 89° 44' 04" AND EASTERLY 635.07 FEET TO THE NORTHEAST CORNER OF SAID LOT 44; SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH GREENWOOD PLAZA BOULEVARD; THENCE ON AN ANGLE TO THE RIGHT OF 90° 15' 41" AND SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE 643.13 FEET TO THE POINT OF BEGINNING, CONTAINING 17.8 ACRES MORE OR LESS, EXCEPT FOR THAT PORTION CONVEYED TO THE COUNTY OF ARAPAHOE, A CORPORATE BODY POLITICAL, IN INSTRUMENT RECORDED APRIL 30, 1995 IN BOOK 4707 AT PAGE 633 AND EXCEPT THAT PORTION CONVEYED TO ARAPAHOE COUNTY IN RECEPTION NUMBER A9189557.

planning division manager approval

ADMINISTRATIVE AMENDMENT OF THE PRELIMINARY DEVELOPMENT PLAN APPROVAL TOTAL SITE AND OPEN SPACE SPECIFIC FOOTCAGES AS DESCRIBED HEREON PURSUANT TO PART III, SECTION 3.3 SUBPART 301.11 APPROVED THIS 21ST DAY OF February, 2000, BY THE PLANNING DIVISION MANAGER, OR DESIGNEE. THIS AMENDMENT NO. 2 AFFECTS ONLY SITE AREA AND OPEN SPACE AREA AS DESCRIBED IN FILE NO. A99-021

[Signature]
MANAGER OR DESIGNEE

owner of record

I, Peakview Place, L.P., HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS PEAKVIEW PLACE, PDP AMENDMENT NO. 2, CASE NO. A99-021

[Signature]
OWNER OF RECORD OR AUTHORIZED AGENT
By: Barry Nelson, Vice President of Insignia/IGG, Inc. a Delaware corporation, site manager and member of Caley Center Development, L.P. a Texas limited liability company general partner of Peakview Place, L.P., a Texas limited partnership.

STATE of Texas }
COUNTY of Dallas }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17TH DAY OF February, 2000, BY Barry Nelson (name) AS Vice President (title) OF Peakview Place, L.P. AN AUTHORIZED SIGNATORY.

BY Victoria Gorka, NOTARY PUBLIC

MY COMMISSION EXPIRES 3-9-01
ADDRESS 3100 Monticello, Suite 400
Dallas TX 75205
CITY STATE ZIP CODE

VICTORIA GORKA
NOTARY PUBLIC
State of Texas
Comm. Exp. 03-09-2002

owner of record

I, Caley Center Development, L.P., HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS PEAKVIEW PLACE, PDP AMENDMENT NO. 2, CASE NO. A99-021

[Signature]
OWNER OF RECORD OR AUTHORIZED AGENT
By: Stephen M. Biagitti, General Partner of Caley Center Development, L.P. a Texas limited liability company general partner of Peakview Place, L.P., a Texas limited partnership.

STATE of Colorado }
COUNTY of Arapahoe }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24TH DAY OF February, 2000, BY Stephen M. Biagitti (name) AS General Partner (title) OF Caley Center Development, L.P. AN AUTHORIZED SIGNATORY.

BY Camille M. Dandrea, NOTARY PUBLIC

MY COMMISSION EXPIRES 7-17-2001
ADDRESS 5555 DTC Pkwy.
Englewood CO 80111
CITY STATE ZIP CODE

preliminary development plan for:
peakview place #2
arapahoe county colorado

Insignia Commercial Investment Group, Inc.
3100 Monticello Suite 400 Dallas TX 75205

Caley Center Development, Ltd.
5555 DTC Parkway Suite 200 Englewood CO 80111

OZ
ARCHITECTURE

1580 LINCOLN STREET
SUITE 1200
DENVER, CO 80203
303 861-8704

REVISIONS
9/27/99
10/13/99
12/8/99
1/7/2000
2/4/2000

DATE
7/19/99

SHEET NUMBER
1 of 2

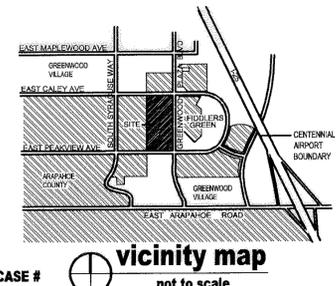
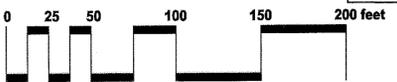
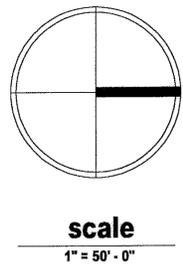
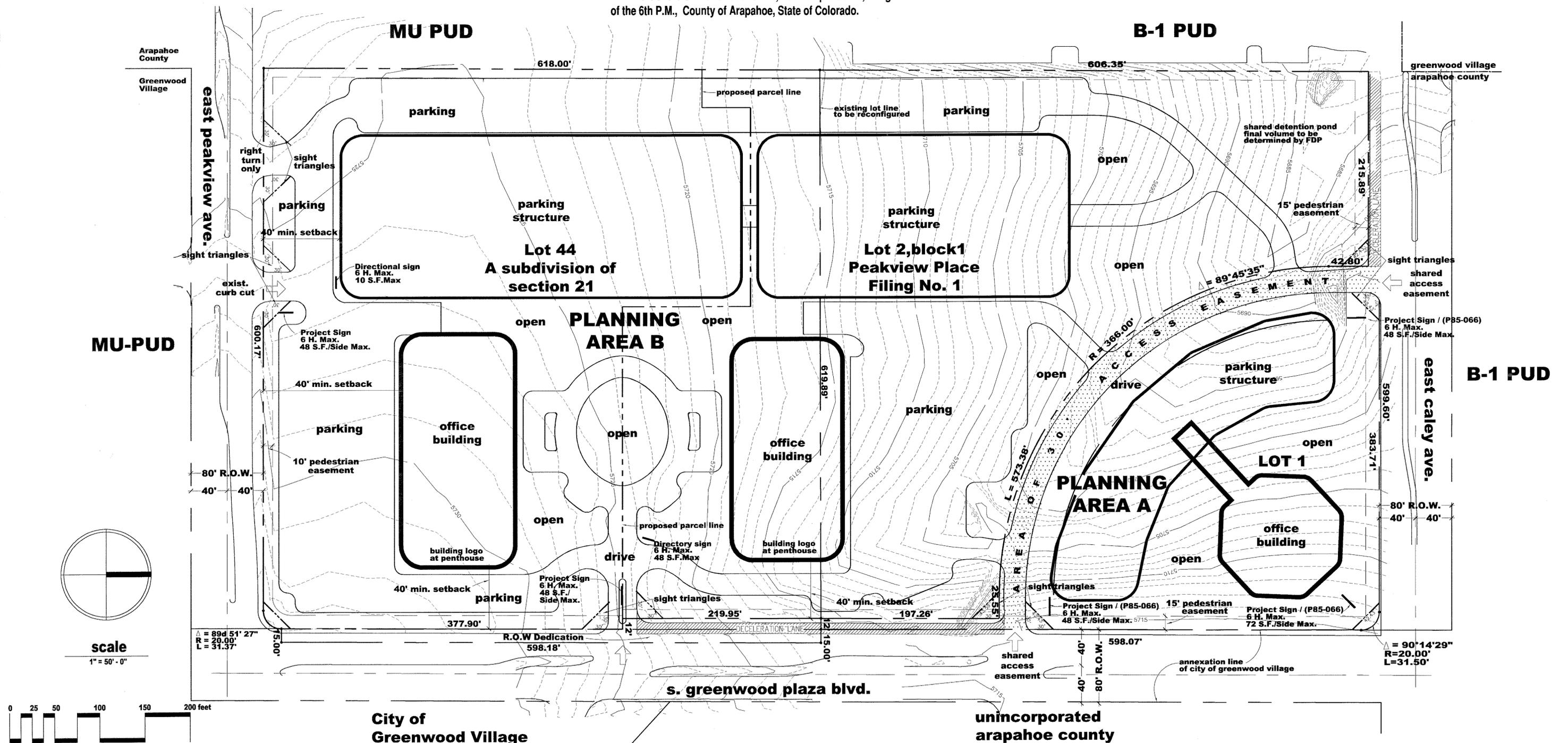
preliminary development plan amendment no. 2

peakview place

Lot 43
A subdivision of
section 21

Lots 1&2, Block 1, Peakview Place Filing No. 1 and part of Lot 44,
Subdivision of Section 21, Township 5 South, Range 67 West of the 6th
P.M. Part of the SW 1/4 of Section 21, Township 5 South, Range 67 West
of the 6th P.M., County of Arapahoe, State of Colorado.

Lot 1, Block1
The Cascades
Filing No. 1-replat



preliminary development plan for:
peakview place #2
arapahoe county colorado

Insignia Commercial Investment Group, Inc.
3100 Monticello Suite 400 Dallas TX 75205
Caley Center Development, Ltd.
5555 DTC Parkway Suite 200 Englewood CO 80111

OZ
ARCHITECTURE
1580 LINCOLN STREET
SUITE 1200
DENVER, CO 80203
303 861-5704

DATE
7/19/99

REVISIONS
9/27/99
10/13/99
12/8/99
1/7/2000
2/4/2000

SHEET NUMBER
2 of 2