

POINT OF CLARIFICATION:

8TH AMENDMENT ITEMS HAVE BEEN DISTINGUISHED BY A BORDER AROUND THE LANGUAGE PORTION SPECIFIC TO THIS AMENDMENT. THE REMAINING LANGUAGE IS TAKEN VERBATIM FROM THE 7TH AMENDMENT TO THE PDP, CASE NO. A99-011. REFERENCES TO ARAPAHOE COUNTY HAVE BEEN MODIFIED TO REFER TO THE CITY OF CENTENNIAL.

AMENDMENT HISTORY:

- THE ORIGINAL REZONING & PUD PLAN WAS APPROVED IN JUNE 1974 (CASE #273-042) AND WAS A PART OF THE FOXRIDGE FIRST FILING PRELIMINARY DEVELOPMENT PLAN.
- THE FIRST AMENDED PRELIMINARY DEVELOPMENT PLAN (#279-45) REMOVED THE PUBLIC SCHOOL SITE (CHERRY CREEK SCHOOLS) AND REDISTRIBUTED THE AREA INTO 12 ADDITIONAL RESIDENTIAL UNITS, A PRIVATE TENNIS COURT AND RACQUET CLUB, AND THE REMAINDER TO ST. THOMAS MORE CENTER.
- THE SECOND AMENDED PRELIMINARY DEVELOPMENT PLAN ADDED CHURCHES (OTHER THAN ST. THOMAS MORE CENTER) AS PERMITTED USES TO THE FOXRIDGE PLAN (CASE #A82-39).
- THERE IS NO THIRD AMENDMENT WITH THIS PRELIMINARY DEVELOPMENT PLAN.
- THERE IS NO FOURTH AMENDMENT WITH THIS PRELIMINARY DEVELOPMENT PLAN.
- THE FIFTH AMENDED PRELIMINARY DEVELOPMENT PLAN (CASE #292-001) CHANGED THE PERMITTED SQUARE FOOTAGE OF BUILDINGS TO 120,000 SQUARE FEET. IT SPECIFICALLY ADDED THE USE OF A SCHOOL, RECTORY EXPANSION, DAILY MASS CHAPEL, MAINTENANCE AND DAY CARE. THE TOTAL OPEN SPACE AREA WAS CHANGED FROM AN UNDETERMINED AMOUNT TO A MINIMUM OF 12.147 ACRES. INCREASED THE PARKING AND DRIVES AREA FROM AN UNDETERMINED AMOUNT TO MINIMUM OF 6.8 ACRES. INCREASED THE F.A.R. FROM AN UNDETERMINED AMOUNT TO .113. ALSO CLARIFIED THE MAJOR USE AREAS AND ESTABLISHED NEW SETBACK REQUIREMENTS.
- THE SIXTH AMENDMENT (CASE #299-005) MADE THE FOLLOWING CHANGES:
 - CHANGED THE NOTIFICATION TIME PERIOD PRIOR TO ANY HEARING FROM 30 TO 14 DAYS.
 - INCREASED THE MAXIMUM PERMITTED GROSS FLOOR AREA FROM 120,000 SF. TO 130,775 SF.
 - INCREASED THE MAXIMUM PERMITTED BUILDING GROUND COVERAGE FROM 92,490 SF. TO 101,811 SF.
 - INCREASED THE MAXIMUM PERMITTED SQUARE FOOTAGE OF THE PROPOSED GYMNASIUM/CAFETERIA/ADMINISTRATION PHASE II FROM 10,754 SF. TO 18,000 SF.
 - CHANGED THE SHAPE AND LOCATION OF THE FOOTPRINT OF THE PROPOSED GYMNASIUM.
 - ADDED A PROPOSED EDUCATION COMPLEX PHASE II OF A MAXIMUM OF 25,500 SF.
 - ADDED A PROPOSED ADORATION PRAYER CHAPEL OF A MAXIMUM OF 1,000 SF.
 - ADDED TWO ADDITIONS TO THE ST. THOMAS MORE CENTER OF A MAXIMUM OF 3,600 AND 1,300 SF.
 - CHANGED THE SHAPE OF THE FOOTPRINT OF THE NEW MAINTENANCE ADDITION.
 - INCREASED THE PARKING FROM A MINIMUM OF 495 TO A MINIMUM OF 573 SPACES.
- THE SEVENTH ADMINISTRATIVE AMENDMENT (CASE #A99-011) MADE THE FOLLOWING CHANGES:
 - BASED UPON THE BOARD OF COUNTY COMMISSIONERS RESOLUTION REGARDING CASE #P96-177 FINAL DEVELOPMENT PLAN, REDUCED THE REQUIRED PARKING FROM 573 TO 561 SPACES.

- THIS EIGHTH AMENDED PDP (CASE #LU-0503-002) PROVIDES FOR THE FOLLOWING:
 - REPLACE THE EXISTING RECTORY & GARAGE WITH A NEW RECTORY WHICH INCLUDES:
 - PRIEST SUITES;
 - DINING/MEETING FACILITIES;
 - FOUR CAR UNDERGROUND GARAGE;
 - REMOVE EXISTING BUILDINGS IN THIS AREA
 - INSTALL SCHOOL INFORMATION SIGN AT E. OTERO ENTRANCE;
 - RELOCATE THE EXISTING ADORATION CHAPEL;
 - EXPAND AND REDESIGN THE CHURCH NARTHEX;
 - MODIFY AND EXPAND THE CHURCH ENTRY, WITH NEW VERTICAL ELEMENT (8'6" HT. TO TOP OF CROSS);
 - REPLACE EXISTING TRASH ENCLOSURE WITH MAINTENANCE SHED AND NEW ENCLOSURE;
 - ADD TWO (2) DUGOUTS AT EXISTING BALLFIELD;
 - INSTALL A BACKSTOP AND FENCE AT EXISTING GRASS PLAYFIELD IN NORTHEAST CORNER;
 - INSTALL MASS SCHEDULE & ANNOUNCEMENT ELECTRONIC READER BOARD SIGN AT SOUTHEAST CHURCH ENTRY;
 - MODIFY PARKING (MAINLY NORTH AND SOUTHWEST) RESULTING IN A NET GAIN OF 16 ADDITIONAL SPACES;
 - WIDEN ENTRANCE TO NORTH PARKING AREA FROM 24 TO 35';
 - MODIFY SOUTH BUILDING SETBACK FROM 100' TO 65';
 - REMOVE EXISTING STEPS BETWEEN STM CENTER AND EDUCATION CENTER.
 - REDUCE DISTANCE BETWEEN BUILDINGS FROM 20' TO 0' ONLY IN THE AREA WHERE THE PROPOSED RECTORY MEETS THE PROPOSED LOCATION OF THE RELOCATED ADORATION CHAPEL.

ALL OTHER ORIGINAL TERMS, CONDITIONS AND NOTES OF PRIOR PRELIMINARY DEVELOPMENT PLANS AND FINAL DEVELOPMENT PLANS REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY EXECUTED.

EXISTING ZONING:
MU-PUD MIXED USE PLANNED UNIT DEVELOPMENT

PERMITTED USES:
CHURCH, RESTAURANT, CHURCH RELATED USES INCLUDING BUT NOT LIMITED TO: WORSHIP SPACE, DAILY MASS CHAPEL, SANCTUARY, OFFICES, CLASSROOMS, SCHOOL/RELIGIOUS EDUCATION BUILDING, DAY CARE, YOUTH CENTER, RECTORY, MAINTENANCE AREA, GYMNASIUM, RECREATION USES.

LEGAL DESCRIPTION:
A PARCEL OF LAND BEING A PORTION OF TRACT "E", FOXRIDGE FIRST FILING AND A PORTION OF LOTS 1 AND 5, ORCHARD SPRINGS, CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:
BEARINGS USED IN THIS DESCRIPTION ARE BASED ON THE EAST LINE OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 67 WEST, BEARING DUE SOUTH AS SHOWN ON THE FOXRIDGE FIRST FILING SUBDIVISION BEGINNING AT THE SOUTHEAST CORNER OF LOT 7, BLOCK 1, FOXRIDGE FIRST FILING, THENCE ALONG THE EAST AND SOUTH LINES OF TRACT "E" FOXRIDGE FIRST FILING SUBDIVISION THE FOLLOWING THREE (3) COURSES:
1. S00°00'00"W A DISTANCE OF 642.91 FEET TO A POINT OF CURVE;
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA 86°00'00", A RADIUS OF 15.00 FEET, A LENGTH OF 23.52 FEET TO A POINT OF TANGENT;
3. S89°50'08"W A DISTANCE OF 783.39 FEET TO THE SOUTHWEST CORNER OF WELL SITE 5A AS DESCRIBED IN BOOK 208, PAGE 392 FEET AS FILED IN THE OFFICE OF THE ARAPAHOE COUNTY CLERK AND RECORDER.
THENCE ALONG THE EAST, NORTH AND WEST LINES OF WELL SITE 5A THE FOLLOWING THREE (3) COURSES:
1. N00°09'52"E A DISTANCE OF 119.54 FEET;
2. S89°50'08"W A DISTANCE OF 150.00 FEET;
3. S00°09'52"E A DISTANCE OF 100.00 FEET TO THE SOUTHERLY LINE OF TRACT "E" FOXRIDGE FIRST FILING.
THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF TRACT "E" FOXRIDGE FIRST FILING THE FOLLOWING SEVEN (7) COURSES:
1. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING CENTER N20°48'23"E HAVING A DELTA OF 05°01'45", A RADIUS OF 255.00 FEET AND A LENGTH OF 25.89 FEET TO A POINT OF TANGENT;
2. N64°08'52"W A DISTANCE OF 185.00 FEET TO A POINT OF CURVE;
3. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 12°00'00", A RADIUS OF 255.00 FEET AND A LENGTH OF 47.12 FEET;
4. N13°50'08"E A DISTANCE OF 170.74 FEET;
5. N04°50'08"E A DISTANCE OF 245.00 FEET;
6. N19°05'52"W A DISTANCE OF 320.00 FEET;
7. N16°20'08"E A DISTANCE OF 214.22 FEET TO THE NORTHWEST CORNER OF TRACT "E" FOXRIDGE FIRST FILING AND EASTERLY CORNER OF THE EASTERLY BOUNDARY OF THE HILLSIDE OF FOXRIDGE SUBDIVISION;
THENCE ALONG THE EASTERLY BOUNDARY LINES OF THE HILLSIDE AT FOXRIDGE THE FOLLOWING TWO (2) COURSES:
1. N39°39'52"W A DISTANCE OF 255.25 FEET;
2. N09°05'32"W A DISTANCE OF 52.76 FEET TO THE SOUTHEAST CORNER OF FOXRIDGE III THENCE N23°10'50"E ALONG THE EASTERLY LINE OF FOXRIDGE III A DISTANCE OF 18.11 FEET TO THE SOUTHWEST CORNER OF GREYHILL SUBDIVISION, SAID POINT BEING THE EASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN BOOK 390, AT PAGE 322; THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF THOSE PARCELS DESCRIBED IN BOOK 390, AT PAGE 322 AND BOOK 416, AT PAGE 531, THE FOLLOWING THREE (3) COURSES:
1. S73°39'52"E A DISTANCE OF 189.55 FEET;
2. N82°57'32"E A DISTANCE OF 114.33 FEET;
3. N52°23'48"W A DISTANCE OF 11.40 FEET TO THE SOUTHEAST CORNER OF LOT 7, BLOCK 1 OF SAID GREYHILL SUBDIVISION.
THENCE N85°04'04"E A DISTANCE OF 444.08 FEET ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 32 TO A POINT ON THE WESTERLY LINE OF BLOCK 1 OF SAID FOXRIDGE FIRST FILING, THENCE ALONG THE WESTERLY AND SOUTH LINES OF BLOCK 1 THE FOLLOWING THREE (3) COURSES:
1. S00°00'00"W A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING

BASIS OF BEARINGS:

BENCHMARK "BM SITE" IS PER ST. THOMAS MORE 3RD AMENDED FINAL DEVELOPMENT PLAN, FOXRIDGE FIRST FILING, DESCRIBED AS A CHISELED SQUARE ON THE SOUTH SIDE OF EAST OTERO AVENUE AND APPROXIMATELY 925 FEET WEST OF SOUTH QUEBEC STREET, ELEVATION 5736.55 FEET (NGVD 29).

STANDARD NOTES:

THE OWNERS, DEVELOPERS AND/OR SUBDIVIDER(S) OF THE PROPERTY INCLUDED IN THE PRELIMINARY DEVELOPMENT PLAN KNOWN AS ST. THOMAS MORE, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

STREET MAINTENANCE:

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAN WILL NOT BE MAINTAINED BY THE CITY OF CENTENNIAL 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 CITY ACCEPTS THE 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. THE CITY OF CENTENNIAL SHALL HAVE THE RIGHT TO ENTER THE PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE CITY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

EMERGENCY ACCESS:

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

LANDSCAPE MAINTENANCE:

THE OWNERS OF THIS PLAN, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNER'S ASSOCIATION OR AN ENTITY OTHER THAN CITY OF CENTENNIAL IS RESPONSIBLE FOR MAINTENANCE AND upkeep OF PERMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND PAVED ROADWAYS.

THE OWNERS OF THIS PROPERTY, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN THE CITY OF CENTENNIAL, 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.

DRAINAGE MASTER PLAN:

THE POLICY OF THE CITY OF CENTENNIAL 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 MASTER PLANNED MAJOR DRAINAGEWAY. THE CITY OF CENTENNIAL 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 CITY OF CENTENNIAL ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE CITY OF CENTENNIAL 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 PLANS (SECTION 3.3.2 OF THE ARAPAHOE DRAINAGE CRITERIA MANUAL) OR AS REQUIRED BY THE CITY AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.

DEVELOPMENT STIPULATIONS

THE GENERAL INTENT OF THIS 8TH PDP AMENDMENT IS TO FINALIZE CONSTRUCTION OF ALREADY APPROVED FACILITIES WITHIN THE ST. THOMAS MORE EVANGELICAL CENTER, AND ADD MINOR SITE FEATURES LISTED IN THE AMENDMENT HISTORY.

THE GENERAL INTENT OF THE 6TH PDP AMENDMENT (CASE #298-005) WAS TO EXPAND SPECIFIED FACILITIES WITHIN THE ST. THOMAS MORE EVANGELICAL CENTER, THE PROPERTY INCLUDED WITHIN THIS AMENDMENT. THOSE FACILITIES INCLUDED AREAS WITHIN THE WORSHIP COMPLEX AND THE EDUCATION COMPLEX. WHILE ADDITIONS TO THE ST. THOMAS MORE WORSHIP COMPLEX WERE SMALL AND OF MINOR IMPACT, ADDITIONS TO THE EDUCATION COMPLEX WERE SOMEWHAT LARGER AND REQUIRED FURTHER DEFINITION TO ASSIST IN ASSESSING IMPACTS.

THE APPLICANT OPERATES THE ST. THOMAS MORE SCHOOL ON THE SITE, WHICH GENERALLY CONSISTS OF EDUCATION OF CHILDREN ATTENDING KINDERGARTEN THROUGH EIGHTH GRADE DURING DAYTIME SCHOOL HOURS (DEFINED AS MONDAY - FRIDAY DAYTIME HOURS, WHICH INCLUDES THE PERIOD OF PICK-UP AND DROP-OFF OF SCHOOL STUDENTS BY AUTOMOBILES). IN ADDITION, ISSUES RAISED DURING THE REFERRAL AND REVIEW OF THE 6TH PDP AMENDMENT PROPOSAL IDENTIFIED THAT THE PRIMARY IMPACT OF THE CHANGES PROPOSED FOR THE PROPERTY WERE TRAFFIC AND NOISE DURING DAYTIME SCHOOL HOURS. IT IS IMPORTANT TO DEFINE, FOR THE OWNER AND APPLICANT, THE NEIGHBORS AND THE CITY OF CENTENNIAL, THE EXTENT OF THAT APPROVAL SO THAT IT IS CLEAR WHEN THE USE OF THE PROPERTY EXCEEDS THE SCOPE OF THAT APPROVAL.

THE ST. THOMAS MORE EDUCATION COMPLEX IS A MULTI-FUNCTION FACILITY CONTAINING AREAS FOR ADULT AND CHILDREN'S RELIGIOUS EDUCATION; SPECIAL PURPOSE ROOMS SUCH AS MUSIC, ART, SCIENCE, COMPUTER, AND A LIBRARY; CLASSROOMS FOR DAYTIME GENERAL EDUCATION; CAFETERIA; GYMNASIUM; MEETING ROOMS; AND ADMINISTRATIVE OFFICES. THE 6TH PDP AMENDMENT APPLICATION WAS EVALUATED BY ARAPAHOE COUNTY BASED UPON THE FOLLOWING COMMITMENTS OF THE PROPERTY OWNER AND/OR APPLICANT:

- THE SCHOOL WILL USE 27 CLASSROOMS ALONG WITH SPECIAL PURPOSE ROOMS AND OTHER PORTIONS OF THE PROPERTY;
- THE NUMBER OF STUDENTS PER CLASSROOM WILL AVERAGE 28;
- THE STUDENT POPULATION OCCUPYING THE PROPERTY DURING DAYTIME SCHOOL HOURS CAN BE SEATED IN THE 27 CLASSROOMS WITHOUT EXCEEDING THE AVERAGE OCCUPANCY OF 28 STUDENTS PER CLASSROOM;
- THE OWNER'S TRAFFIC ENGINEER HAS SUBMITTED EVIDENCE SHOWING THAT TRAFFIC IMPACTS DURING DAYTIME SCHOOL HOURS, FROM ACTIVITIES ON THE PROPERTY OTHER THAN THOSE RELATED TO THE SCHOOL, WILL NOT SUBSTANTIALLY

**ST. THOMAS MORE
8th AMENDED PRELIMINARY DEVELOPMENT PLAN
FOXRIDGE FIRST FILING**

A PORTION OF TRACT "E" FOXRIDGE FIRST FILING; AND A PORTION OF LOTS 1 AND 5, ORCHARD SPRINGS SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 67 WEST, 6th PRINCIPAL MERIDIAN, CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO

INCREASE THE PEAK TRAFFIC IMPACTS APPROVED WITH THE 6TH PDP AMENDMENT AND WILL NOT PREVENT THE OWNER AND/OR APPLICANT FROM COMPLYING WITH THE TRAFFIC MANAGEMENT REQUIREMENTS OF THAT APPROVAL.
- ACTIVITIES OTHER THAN THE SCHOOL OCCURRING ON THE PROPERTY DURING DAYTIME SCHOOL HOURS SHALL BE MANAGED BY THE OWNER AND/OR APPLICANT TO PREVENT TRAFFIC IMPACTS FROM SUCH USES FROM SUBSTANTIALLY ALTERING THE PEAK TRAFFIC IMPACTS ANALYZED IN CONNECTION WITH THIS AMENDMENT.
- DURING DAYTIME SCHOOL HOURS, THE USE OF THE OUTDOOR PLAY AND RECREATIONAL SPACES AND FACILITIES SHALL BE MANAGED BY THE OWNER AND/OR APPLICANT TO ENSURE THAT USE BY PERSONS OTHER THAN SCHOOL PERSONNEL AND STUDENTS SHALL NOT INFRINGE UPON THE USE BY THE STUDENTS.

THESE DESIGN AND OPERATION STANDARDS ARE CRITERIA THAT MAY BE RELED UPON BY THE CITY OF CENTENNIAL IN ASSESSING AND REGULATING IMPACTS OF THIS APPLICATION. HOWEVER, THESE NUMBERS ARE NOT TO BE CONSTRUED AS LIMITATIONS ON ENROLLMENT AT THE ST. THOMAS MORE SCHOOL.

LIGHTING:

TO BE APPROVED BY FINAL DEVELOPMENT PLANS, BUT SHALL NOT EXCEED 22 FEET IN HEIGHT. GYMNASIUM LIGHTING WILL BE GROUND MOUNTED AND DIRECTED AWAY FROM ADJACENT RESIDENCES

TRAFFIC CONTROL:

THE INTENT OF THE TRAFFIC MANAGEMENT PLAN IS TO ACHIEVE THE GOAL OF AVOIDING QUEUING ONTO PUBLIC ROADWAYS. THE PDP MUST DEPICT A RELIABLE TRAFFIC MANAGEMENT PLAN FOR PEAK TRAFFIC USE OF THE SITE THAT IS OPERATIONALLY REALISTIC, LIKELY TO BE STAFFED PROPERLY, LIKELY TO BE OBEYED BY PARENTS, AND THAT IS SUFFICIENTLY DETAILED TO BE READILY ENFORCED BY THE CITY OF CENTENNIAL.

TRAFFIC LIGHT:

AT THE TIME OF THIS 8TH PDP AMENDMENT (CASE #0503-002), THE TRAFFIC LIGHT SIGNAL PHASING HAS BEEN COMPLETED PER THE 7TH PDP AMENDMENT (CASE #A99-011) AND THE ASSOCIATED TRAFFIC STUDY. IF REQUESTED BY THE CITY OF CENTENNIAL, PENDING AN ANALYSIS CONDUCTED BY THE CITY OF CENTENNIAL'S TRAFFIC ENGINEER, THE ST. THOMAS MORE CENTER AGREES TO PROVIDE 50% OF THE ACTUAL COST NOT TO EXCEED \$5,000 TOWARDS THE PURCHASE AND INSTALLATION OF TURN-PHASE SIGNALS FOR THE WESTBOUND E. MINERAL DRIVE AND EASTBOUND E. OTERO AVENUE TRAFFIC AT THE S. QUEBEC STREET INTERSECTION.

NOISE IMPACTS

TO MITIGATE PLAYGROUND NOISE IN AREAS CLOSEST TO THE FOXRIDGE SUBDIVISION, A SOUND FENCE WAS CONSTRUCTED AS DELINEATED ON SHEET 5 OF 6 OF THE 7TH AMENDED PDP (CASE #A99-011), AND WAS BASED UPON A NOISE STUDY PROVIDED TO ARAPAHOE COUNTY ON AUGUST 12, 1998. NOISE ATTENUATION SCREENS HAVE BEEN INSTALLED ON ROOFTOP HVAC UNITS ON THE NEW SCHOOL ADDITION BUILDINGS.

LANDSCAPE MAINTENANCE:

AS PART OF THIS 8TH AMENDMENT TO THE PDP, ST. THOMAS MORE CENTER CONTINUES TO ACKNOWLEDGE ITS RESPONSIBILITY FOR THE CONTINUING MAINTENANCE OF ITS FACILITIES AND LAND, AND SHALL SUBMIT A RESPONSIVE LANDSCAPE PLAN WITH THE 4TH AMENDED FINAL DEVELOPMENT PLAN WHICH SHALL COMPLY WITH THE CITY LANDSCAPE STANDARDS.

LANDSCAPE BUFFERING:

LANDSCAPE BUFFERING WILL BE INCLUDED ON THE PDP TO PROVIDE A GREEN FOR LOTS 10, 11, AND 12 OF THE FOXRIDGE FIRST FILING, DATED 11/7/77, ALONG THE NORTH EAST PERIMETER TO MITIGATE VISUAL IMPACT.

THE LANDSCAPE ASSOCIATED WITH THIS 8TH AMENDMENT TO THE PDP IS FOCUSED AROUND THE PROPOSED CHURCH ADDITIONS AND NEW RECTORY. THE EXISTING LANDSCAPE BUFFERS WILL REMAIN.

PARKING:

SEE CHART ON SHEET 2.
ADEQUATE ON-SITE PARKING SHALL BE PROVIDED. ON-STREET PARKING IS STRICTLY PROHIBITED BY ARAPAHOE COUNTY RESOLUTION #411-94.

VEHICLE ACCESS TO NORTHERN PORTION OF THE SITE:

NO ADDITIONAL VEHICLE ACCESS, EXCEPT FOR MAINTENANCE VEHICLES, IS PERMITTED NORTH OF THE SECURITY FENCE SHOWN ON PLANS WITHOUT APPROVAL OF A CITY OF CENTENNIAL ZONING PROCESS WHICH ASSURES PUBLIC NOTIFICATION.

MINIMUM BUILDING SETBACKS:

SEE CHART ON SHEET 2.

FLOOR AREA:

SEE CHART ON SHEET 2.

OPEN SPACE:

SEE CHART ON SHEET 2.

SIGNAGE:

ONE SINGLE FACED IDENTIFICATION SIGN ATTACHED TO THE RETAINING WALL ON S. QUEBEC STREET. ONE MOVABLE SIGN ADVERTISING THE PADRE RESTAURANT ON ST. THOMAS MORE CHURCH AND EDUCATION CENTER SIGN AT S. QUEBEC ST. AND E. OTERO AVE. INTERSECTION. ONE SCHOOL IDENTIFICATION SIGN AT NEW DRIVE. ONE FASCIA IDENTIFICATION SIGN ON EXISTING EDUCATION CENTER BUILDING AND ON-SITE TRAFFIC DIRECTIONAL SIGN. GENE. GENE WILL BE AS SHOWN ON PLAN.

SIGNAGE CHART

SIGN	AREA	EACH SIDE
EXISTING PADRE RESTAURANT WALL SIGN ON S. QUEBEC ST. SIDE	24 S.F.	
EXISTING MOVABLE SIGN FOR PADRE RESTAURANT	8 S.F.	
EXISTING STM SIGN ON LOW BRICK WALL AT S. QUEBEC ST.	15 S.F.	
EXISTING STM EDUCATION CENTER SIGN ON E. OTERO AVE.	20 S.F.	
EXISTING I.D. SIGN @ INTERSECTION OF S. QUEBEC ST. AND E. OTERO AVE.	50 S.F.	
EXISTING FASCIA SIGN ON EDUCATION CENTER	12 S.F.	

THIS 8TH AMENDMENT IS INTENDED TO ALLOW FOR AN ADDITIONAL SCHOOL INFORMATION SIGN AT THE OTERO AVENUE SCHOOL ENTRANCE. THE SIGN SHALL BE LOCATED ON THE WEST SIDE OF THE ENTRANCE OUT OF THE SIGHT TRIANGLE AND BEHIND THE EXISTING LOW BRICK WALL SIGN WHICH WILL REMAIN. THIS SIGN SHALL MEET THE CITY SIGN CRITERIA AND BE APPROVED BY THE FINAL DEVELOPMENT PLAN. THIS SIGN SHALL BE INTERNALLY ILLUMINATED.

THIS 8TH AMENDMENT IS ALSO INTENDED TO ALLOW FOR AN ELECTRONIC READER BOARD/MASS SCHEDULE AND ANNOUNCEMENT SIGN LOCATED WITHIN 75' OF THE MAIN CHURCH ENTRANCE. THE PURPOSE OF THIS SIGN IS TO PROVIDE A DAILY MASS SCHEDULE AND GENERAL INFORMATION TO PARISHIONERS WHO GENERALLY VIEW THE SIGN FROM AN AUTOMOBILE IN THE CHURCH DRIVE. THE SIGN MAY BE UPDATED NO MORE THAN ONCE A DAY AND WILL BE PROGRAMMED FROM INSIDE THE CHURCH.

THE SIGN SHALL NOT EXCEED THE FOLLOWING STANDARDS:
- MAXIMUM OVERALL HEIGHT OF SIX (6) FEET;
- ONE SINGLE FACED SIGN WITH A MAXIMUM SIGN FACE AREA OF 25 SQ. IARE FEET;
- 1.5" HIGH ELECTRONIC LETTERS.

PROPOSED SIGNAGE CHART

SIGN	AREA
PROPOSED ADDITIONAL SCHOOL INFORMATION SIGN AT E. OTERO AVE.	72 S.F.
PROPOSED MASS SCHEDULE AND ANNOUNCEMENT SIGN AT SOUTHEAST CHURCH ENTRANCE	25 S.F.

TRAILS AND WALKS:

EXISTING BIKE PATHWAYS ALONG EAST AND NORTH BOUNDARIES SHALL BE AVAILABLE FOR PUBLIC USE.

RECREATION FACILITIES:

THE ST. THOMAS MORE CENTER OR THEIR ASSIGNEES SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL RECREATION FACILITIES UPON THE SITE.

SITE SECURITY:

ST. THOMAS MORE CENTER OR ITS ASSIGNEES ACKNOWLEDGE RESPONSIBILITY FOR SITE SECURITY.

PICK-UP AND DELIVERIES

- TRASH PICK-UP LIMITED TO THE HOURS BETWEEN 7:00 AM AND 7:00 PM
- FOOD SERVICE DELIVERY LIMITED TO THE HOURS BETWEEN 6:00 AM AND 6:00 PM

BELL CHIMES AND CARILLON

THE CHURCH SHALL RESPOND TO THE CITY'S REQUEST TO MEET AND DISCUSS IMPACTS OF SOUNDS PRODUCED FROM THE PROPOSED BELL TOWER. THE CHURCH SHALL WORK WITH THE CITY IN ADDRESSING OR REGULATING THE SOUNDS TO A LEVEL THAT SERVES THE NEEDS OF THE CHURCH TO CALL PARISHIONERS TO SERVICE, BUT NOT UNREASONABLY INTERFERE WITH THE QUIET ENJOYMENT OF RESIDENTIAL PROPERTY OWNERS. THE CHURCH RECOGNIZES THAT THE CITY MAY ADOPT NOISE REGULATIONS THAT WOULD GENERALLY APPLY TO SIMILARLY SITUATED PROPERTIES AND THAT SUCH REGULATIONS MAY REQUIRE THE CHURCH TO REDUCE THE VOLUME OR LEVEL OF SOUND PRODUCED FROM THE BELL TOWER OR TO LIMIT THE USE OF THE BELLS OR SOUND DURING CERTAIN HOURS OF THE DAY. BELLS OR SOUND MADE FROM THE BELL TOWER ONLY BETWEEN THE HOURS OF 7:00 A.M. AND 10:00 P.M. WITH THE EXCEPTION OF SOUND ASSOCIATED WITH SPECIAL RELIGIOUS SERVICES (E.G. MIDDNIGHT MASS) AND CHURCH RECOGNIZED HOLIDAYS.

SPECIAL NOTES

THE OWNERS, DEVELOPERS AND/OR SUBDIVIDER(S) OF THE PROPERTY INCLUDED IN THE PRELIMINARY DEVELOPMENT PLAN OF ST. THOMAS MORE, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

- ST. THOMAS MORE CENTER HEREBY SHALL PUBLISH AND ADVERTISE AND POST SIGN(S) FOR ALL FUTURE FINAL DEVELOPMENT PLANS (EXCEPT FOR THE 1ST PHASE OF THE SCHOOL AND ASSOCIATED IMPROVEMENTS SHOWN WITH IT), FOR ALL FUTURE PRELIMINARY DEVELOPMENT PLAN AMENDMENTS FOR ALL FUTURE FINAL DEVELOPMENT PLAN AMENDMENTS FOR A PERIOD OF 14 DAYS.
- IT IS ACKNOWLEDGED THAT THE OWNER, ST. THOMAS MORE CENTER, AND THE FOXRIDGE IMPROVEMENT ASSOCIATION HAVE ENTERED INTO A MEMORANDUM OF UNDERSTANDING CONCERNING THE DEVELOPMENT AND IMPROVEMENTS ASSOCIATED WITH THE FIFTH AMENDMENT OF THE PRELIMINARY DEVELOPMENT PLAN. THIS AGREEMENT IS RECORDED IN BOOK 8621, PAGE 943 OF THE ARAPAHOE COUNTY RECORDS. CITY OF CENTENNIAL IS NOT A PARTY TO THIS AGREEMENT AND IS NOT RESPONSIBLE FOR THE ENFORCEMENT OF THE M. O. U.
- IT SHOULD BE UNDERSTOOD THAT THE SCHOOL BUILDING(S) PERMITTED BY THE 5TH AMENDMENT (CASE #292-001) TO THE PRELIMINARY DEVELOPMENT PLAN AND REQUESTED IN THE 6TH AMENDMENT (CASE #298-005) ARE FOR GRADES K-8 AND NOT FOR A HIGH SCHOOL.
- SIGHT LINES BASED ON DESIGN SPEEDS AND STOPPING SIGHT DISTANCES SHALL BE PROVIDED ON THE PDP.
- ALL NEW WALKWAYS SHALL HAVE A MINIMUM WIDTH OF FIVE FEET. EXISTING WALKWAYS SHALL BE MAINTAINED.
- THE ENTIRE CHURCH AND NEW RECTORY WILL HAVE A FIRE SPRINKLER SYSTEM. THE EXISTING SCHOOL IS FULLY SPRINKLERED.

CERTIFICATE OF OWNERSHIP

I, Misa Ferreira, OF THE ARCHDIOCESE OF DENVER HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS ST. THOMAS MORE, 8TH AMENDED PRELIMINARY DEVELOPMENT PLAN, CASE NO. LU-0503-002.

Thomas S. Fryar, V.G.
REVEREND MONSIGNOR THOMAS S. FRYAR, V.G.
MODERATOR OF THE CURIA, AND ATTORNEY-IN-FACT
FOR THE MOST REVEREND CHARLES J. CHAPUT, O.F.M. CAP
ARCHBISHOP OF DENVER

STATE OF Colorado)
CITY OF Denver) S.S.

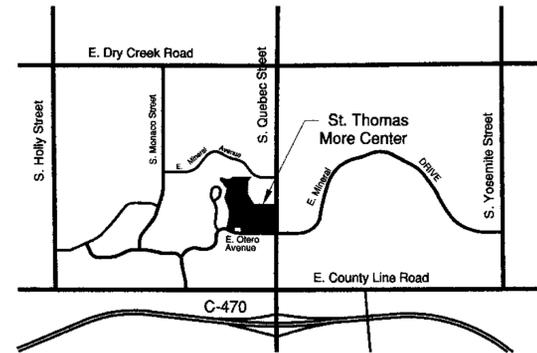
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF December, 2005, BY REVEREND MONSIGNOR THOMAS S. FRYAR, V.G.

AS MODERATOR OF THE CURIA AND ATTORNEY-IN-FACT FOR THE MOST REVEREND CHARLES J. CHAPUT, O.F.M. CAP ARCHBISHOP OF DENVER AN AUTHORIZED SIGNATORY.

Wende O. Estimo... WITNESS MY HAND AND SEAL
NOTARY PUBLIC



2334 S. Madison St. MY COMMISSION EXPIRES 8-2-2006
ADDRESS Denver CO 80210
CITY STATE ZIP CODE



VICINITY MAP
1" = 2000'



PLANNING AND ZONING COMMISSION RECOMMENDATION

RECOMMENDED BY THE CITY OF CENTENNIAL PLANNING AND ZONING COMMISSION, THIS 29th DAY OF September, A.D., 2005

CHAIR: Wende O. Estimo
ATTEST: Wende O. Estimo

CITY COUNCIL APPROVAL

APPROVED BY THE CITY OF CENTENNIAL CITY COUNCIL THIS 17th DAY OF September, A.D., 2005

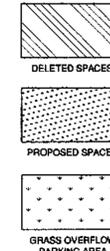
MAYOR: Wende O. Estimo
ATTEST: Wende O. Estimo

ST. THOMAS MORE 8th AMENDED PRELIMINARY DEVELOPMENT PLAN FOXRIDGE FIRST FILING

A PORTION OF TRACT "E" FOXRIDGE FIRST FILING; AND A PORTION OF LOTS 1 AND 5, ORCHARD SPRINGS
SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 67 WEST, 6th PRINCIPAL MERIDIAN,
CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO

USE	FACTOR	SPACES REQUIRED
RESTAURANT	125 SEATS X 0.33	41
CHURCH	1108 SEATS X 0.33	368
GYMNASIUM	250 SEATS X 0.33	83
RECTORY	MINIMUM 4	4
DAYCARE/MDO	NO ADDITIONAL	0
CHURCH EMPLOYEES	31 REQUIRED	31
SCHOOL	APPROX. 756 OCCUPANTS	38
TOTAL		563

PARKING LEGEND



PRELIMINARY DEVELOPMENT PLAN (PDP) COMPARISON CHART											
CASE # A99-011 EXISTING 7TH AMENDED PDP			LAND USE DATA			CASE #LU-0503-002 PROPOSED 8TH AMENDED PDP					
SF	ACRES	%	AREA COVERAGE	SF	ACRES	%	BUILDING COVERAGE	SF	ACRES	%	
101,611	2.333	9.6	BUILDING COVERAGE	100,743	2.313	9.5	PARKING & DRIVES	244,693	5.617	23.1	
240,814	5.528	22.8	OPEN SPACE	712,840	16.365	67.4	MINIMUM OF 50%: A PORTION OF WHICH WILL BE USED AS OVERFLOW PARKING, AS INDICATED IN THE PARKING TABLES, NOTES AND SHEET LABELS.				
715,851	16.434	67.6	TOTAL	1,058,276	24.295	100	USE	1,058,276	24.295	100	
CHURCH, RESTAURANT, CHURCH RELATED USES INCLUDING BUT NOT LIMITED TO: WORSHIP SPACE, DAILY MASS CHAPEL, SANCTUARY, OFFICES, CLASSROOMS, SCHOOL/RELIGIOUS EDUCATION BUILDING, DAY CARE, YOUTH CENTER, RECTORY, MAINTENANCE AREA, GYMNASIUM, RECREATION USES			CHURCH, RESTAURANT, CHURCH RELATED USES INCLUDING BUT NOT LIMITED TO: WORSHIP SPACE, DAILY MASS CHAPEL, SANCTUARY, OFFICES, CLASSROOMS, SCHOOL/RELIGIOUS EDUCATION BUILDING, DAY CARE, YOUTH CENTER, RECTORY, MAINTENANCE AREA, GYMNASIUM, RECREATION USES								
130,775			G.F.A.			133,717					
(130,775 / 1,058,276)			F.A.R. (MAXIMUM DENSITY)			(133,717 / 1,058,276)					
= .124 : 1.0			BUILDING HEIGHT			35 FEET HABITABLE; 80 FEET VERTICAL ELEMENT WITH CROSS					
35 FEET			OFF-STREET PARKING RATIOS (REFER TO PARKING ANALYSIS TABLE)			563 PARKING SPACES REQUIRED					
561 PARKING SPACES REQUIRED			BUILDING SETBACKS			EAST LINE: 200 FT. MIN. SOUTH LINE: 100 FT. MIN. (NEW STRUCT.) 20 FT. MIN. (EXIST. STRUCT.) NORTH LINE: 140 FT. MIN. WEST LINE: 238 FT. MIN. 20 FT. MIN. BETWEEN BUILDINGS					
EAST LINE: 200 FT. MIN. SOUTH LINE: 100 FT. MIN. (NEW STRUCT.) 20 FT. MIN. (EXIST. STRUCT.) NORTH LINE: 140 FT. MIN. WEST LINE: 238 FT. MIN. 20 FT. MIN. BETWEEN BUILDINGS			SETBACKS			EAST, SOUTH, & NORTH LINES: 50 FT. MIN. 150 FT. MIN. & EXCEPT ADJACENT TO WATER DISTRICT SITE					
EAST, SOUTH, & NORTH LINES: 50 FT. MIN. 150 FT. MIN. & EXCEPT ADJACENT TO WATER DISTRICT SITE			PLAY FIELDS & PLAY GROUNDS SETBACKS			100 FT. MIN. EXCEPT AS SHOWN HEREON					
100 FT. MIN. EXCEPT AS SHOWN HEREON			ZONING			MU-PUD - MIXED USE PLANNED UNIT DEVELOPMENT					
MU-PUD - MIXED USE PLANNED UNIT DEVELOPMENT											

BUILDING KEY NOTE LEGEND

KEY	BUILDING	DESCRIPTION
1.	EXISTING S.T.M. CENTER AND SANCTUARY	ONE STORY BUILDING COMPLEX 40,903 SF. FOOTPRINT 40,903 SF. ON MAIN LEVEL 14,164 SF. IN BASEMENT AREAS 1,108 SEATS IN SANCTUARY
2.	EXISTING EDUCATION COMPLEX	ONE/TWO STORY BUILDING 47,198 SF. FOOTPRINT 76,360 SF. GROSS FLOOR AREA
3.	PROPOSED S.T.M. CENTER NORTH NARTHEX ADDITION	ONE STORY BUILDING ADDITION 2,913 SF. FOOTPRINT
4.	PROPOSED S.T.M. CENTER SOUTH NARTHEX ADDITION	ONE STORY BUILDING ADDITION 1,957 SF. FOOTPRINT
5.	PROPOSED S.T.M. CENTER ADORATION CHAPEL	ONE STORY BUILDING ADDITION 2,244 SF. FOOTPRINT
6.	PROPOSED RECTORY	TWO STORY BUILDING W/ BASEMENT 5,110 SF. FOOTPRINT 5,110 ON MAIN LEVEL 3,810 ON 2ND LEVEL 3,750 IN BASEMENT 8,920 SF. GROSS FLOOR AREA
7.	PROPOSED MAINTENANCE SHED	ONE STORY BUILDING 420 SF. FOOTPRINT
8.	PROPOSED VERTICAL ELEMENT	CROSS NEAR MAIN ENTRY 60' HT.

BUILDING LEGEND



GENERAL NOTES

- BENCHMARK INFORMATION CAN BE FOUND ON SHEET 1 FOLLOWING THE LEGAL DESCRIPTION.
- UNLESS NOTED OTHERWISE (I.E. WEST END OF PROPOSED 5 SPACES IN SW PARKING LOT), ALL PROPOSED CURBS ARE TO BE SPILL CURBS.
- THERE ARE NO EXISTING AGREEMENTS OR PDP/PDP PROVISIONS GOVERNING THE HEIGHT OF THE EXISTING CROSS ON THE EXTERIOR OF THE SANCTUARY.
- THERE ARE NO PROPOSED EASEMENTS ASSOCIATED WITH THIS 8TH PDP AMENDMENT.

SITE PLAN ST. THOMAS MORE 8th AMENDMENT TO THE PRELIMINARY DEVELOPMENT PLAN

Owner of Record The Archdiocese of Denver 1300 S. Steele St. Denver, CO 80210-2599 (303) 715-3271	Planner/Owner Representative Plan West Inc. 6130 Greenwood Plaza Blvd., Ste. 110 Greenwood Village, Colorado 80111 (303) 741-1411	Engineering J.F. Sato & Associates 5998 S. Rapp Littleton, Co. 80120 (303) 797-1200	Centennial, Colorado job no. 33/03 date 03-02-05																								
REVISIONS <table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Description</th> <th>By</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>6/3/05</td> <td>Per City Comments dated 4/18/05</td> <td>CMP</td> </tr> <tr> <td>2</td> <td>7/19/05</td> <td>Per City Comments dated 6/27/05</td> <td>CMP</td> </tr> <tr> <td>3</td> <td>8/2/05</td> <td>Per City Comments dated 8/24/05</td> <td>CMP</td> </tr> <tr> <td>4</td> <td>9/9/05</td> <td>Per Church Comments</td> <td>CMP</td> </tr> <tr> <td>5</td> <td>10/25/05</td> <td>Per P&Z & CC Comments</td> <td>CMP</td> </tr> </tbody> </table>		No.	Date	Description	By	1	6/3/05	Per City Comments dated 4/18/05	CMP	2	7/19/05	Per City Comments dated 6/27/05	CMP	3	8/2/05	Per City Comments dated 8/24/05	CMP	4	9/9/05	Per Church Comments	CMP	5	10/25/05	Per P&Z & CC Comments	CMP	Architect Larson Architects 1900 Wazee Street, Ste. 1539 Denver, CO 80202 (303) 292-4304	Landscape Architect Britina Design Group 7512 Greenwood Avenue Arvada, CO 80002 (303) 456-2887
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North Scale 1" = 60'

PLAN WEST INC.
6130 Greenwood Plaza Blvd., Suite 110
Greenwood Village, Colorado 80111
Tel: (303) 741-1411

CASE # LU-0503-002

308-59 202