

PARCEL B DEVELOPMENT REGULATIONS:

The Owners, Developers, and/or Subdividers of the PDP known as County Line/Quebec Retail Park, Parcel B, and their respective successors, heirs, and/or assigns agree to the following notes:

A. EXISTING ZONING: M.U. (PUD)

B. PROPOSED AMENDMENT: The applicant is requesting an amendment to the existing M.U. (PUD) "County Line/Quebec Office Park" approved in 1983 and amended in November, 1985. The applicant is proposing changes in permitted uses to reflect specific commercial development of Parcel B. The proposed amendment is limited to Parcel B only. Proposed uses and development standards for the constructed residential parcel and Parcel A will not change from the current approved PUD.

C. PROPOSED PARCEL B DEVELOPMENT REGULATIONS:

1. LAND USE:

| AREA | AMENDED PLAN | | APPROVED PLAN | |
|------------|--------------|-----------|--------------------------|-----------|
| | LAND USE | BLDG AREA | LAND USE | BLDG AREA |
| 0.33 Acres | Commercial | 27,000 SF | Commercial/Athletic Club | 27,000 SF |

2. DESIGN STANDARDS:

a. The County Line/Quebec Retail Park will be a neighborhood convenience shopping center that provides a quality of architectural and landscape character that is appropriate to its high visibility location. This level of quality will be comparable to the design standards established by the Fox Ridge residential development to the west.

| ITEM | AMENDED PLAN | APPROVED PLAN |
|------|--------------|---------------|
|------|--------------|---------------|

b. Minimum Setback for Structures:

| | | |
|---|-----|-----|
| 1) From Quebec St. or County Line Rd. R.O.W. | 25' | N/A |
| 2) From Poplar R.O.W. | 10' | N/A |
| 3) From Otero R.O.W. | 20' | 10' |
| 4) From residential parcel (rear yard) | 10' | 10' |
| 5) No building shall obstruct sight distances as specified in Arapahoe County Subdivision regulations | yes | yes |
| 6) No less than 10' between structures | yes | yes |

c. Maximum Building Height:

| | |
|--|---|
| 30' plus 5' for mechanical enclosure and architectural features. (25" total) not exceeding 15% of roof area. | Retail: 35' w/no max for mechanical enclosure |
|--|---|

d. Land Coverages:

| | | |
|---|-----|-----|
| 1) Minimum Unobstructed Open Space | 20% | 20% |
| 2) Maximum Building, Parking and Drop Off Areas | 80% | 80% |

e. Off Street Parking:

| | | |
|--|---------------|---------------|
| 1) Retail Shops/Convenience | 5 sps/1000sf* | 5sps/1000sf* |
| 2) Light Automotive | 2 sps/1000sf* | N/A |
| 3) Restaurant | 1 sp/ 80 sf* | N/A |
| 4) Parking Setback from Quebec Street R.O.W. | 10' | Not Specified |
| 5) Parking Setback from Otero R.O.W. | 15' | Not Specified |

6) In the event that suitable tenants are obtained, shared parking may be feasible. Corresponding adjustments in the above parking ratios may be requested at the time of Final Development Plan submittal.

*Gross Leasable Area

f. Lighting: All exterior building and parking lot lighting shall be designed to minimize glare onto adjacent property. Lighting shall not exceed 20' in height and shall have cutoff lenses to contain light dispersal to within site. All lighting except security lighting will be off from 11:00 PM. to 6:00 AM. daily.

g. Signage: Final signage criteria will be determined by the Board of County Commissioners at the time of Final Development Plan consideration and approval.

h. Screening: Mechanical equipment for all buildings shall be screened from view. Trash containers will be screened from view with an enclosure.

i. Private Streets: Private streets and roads shall be constructed to meet Arapahoe County traffic engineering standards.

j. Architectural Materials:

- Highly reflective glass will not be used as an exterior construction material.
- The design and colors of the facilities will be compatible with the surrounding neighborhood.
- Comparable Architectural quality shall be maintained on all faces of all structures.

k. Landscape Improvements: The quality of landscaping will be comparable to the improvements provided by writer in the Willow Creek Village Center.

l. Landscape Maintenance: The Owners of this PDP, their successors and/or assigns in interest, the adjacent property owners, 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 PDP, 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.

m. Trash Removal: The Developer hereby agrees to provide Trash Removal at intervals appropriate to keep the site substantially clear of debris, trash, and any other waste at all times.

NOTE: The original mylar was prepared by Rudd, Meyer, Johnson Architects. These revisions were prepared by Landaide, Inc.

3. PERMITTED USES:

a. All uses allowed in the Arapahoe County R-3 zone district, except the following:

- Auto service facility
- Fast food restaurant with drive-thru
- Car Wash
- Adult only stores
- Outdoor storage, display and sale
- Arcade business
- Helicopter pad
- Auto sales, repair & rental
- Boat sales, repair & rental
- Night club or tavern
- Outdoor retail sale

b. Any convenience store shall operate 6:00 AM. to 11:00 PM.
c. Fast food operation without drive-thru is permitted.
d. Gasoline sales uses shall be restricted to locations along County Line Road.

E. SUBMITTALS:

1. Traffic: A revised Phase I traffic study projecting traffic counts based on schematic site plan shall be submitted for review concurrently with this rezoning request.

2. Drainage: Following determination of the final site plan, a final drainage plan shall be submitted for review to verify that flooding conditions are not caused by the project.

3. Pads: Pads shall be submitted for review at time of Final Development Plan submittal. Such review shall include: location, architecture, signage and landscape details.

4. Landscape: Landscape plans shall be submitted for review with the Final Development Plans.

5. Signage: A master signage plan shall be submitted for review with Final Development Plan Submittal.

F. TRAFFIC/ACCESS:

1. The circulation system and building locations within the site will be designed to encourage use of internal streets and discourage traffic on adjacent residential streets.

2. A traffic signal at Poplar and Quebec shall be installed jointly by Arapahoe County and the Developer when warrants have been met.

3. Final access design and locations will be determined at the time of the final development plan process.

G. NEIGHBORHOOD REVIEW:

Willow Creek III and Foxridge Homeowners Associations shall be notified of Final Development Plan hearing dates in writing by the developer. Both associations shall also be provided copies of relevant submittals prior to hearing dates.

AMENDMENT HISTORY:

- The original County Line/Quebec Retail Park (Foxridge Convenience Center), Preliminary Development Plan was approved on May 10, 1983 (Case # 282-50).
- The 1st Amended Preliminary Development Plan was approved on November 4, 1985 (Case # 285-28). The amendment was for the purpose of permitting retail uses on the site.
- This 2nd Amended Preliminary Development Plan covers parcel B only. It was approved on December 16, 1986 (Case #286-15). The amendment was to permit a convenience store on the site along with a fast-food restaurant without a drive thru.

Approved by the Board of County Commissioners this 16th day of December, 1986.

Bob Rudd
Chairman

Maximus Page
Attest

2ND AMENDMENT
PRELIMINARY DEVELOPMENT PLAN

COUNTY LINE / QUEBEC RETAIL PARK

COUNTY LINE & QUEBEC RETAIL CENTER

LANDAIDE, INC.,

5655 SOUTH DELAWARE STREET
LITTLETON, COLORADO, 80120
(303) 794-3972

DATE: October, 1987

| REV. NO. | DATE | REV. NO. | DATE |
|----------|--------|----------|--------|
| 1 | Oct 87 | 4 | JAN 88 |
| 2 | Nov 87 | | |
| 3 | Dec 87 | | |

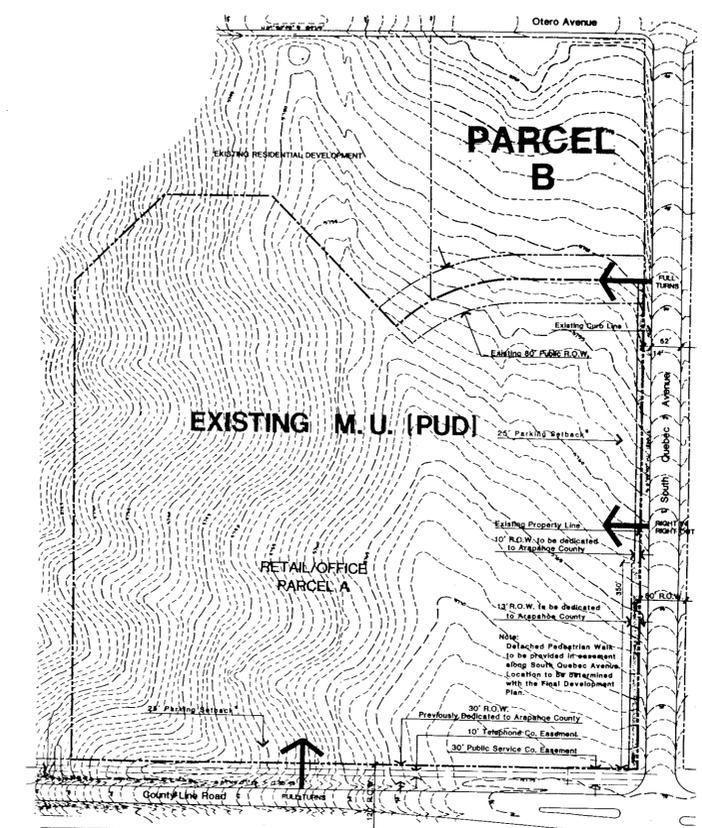
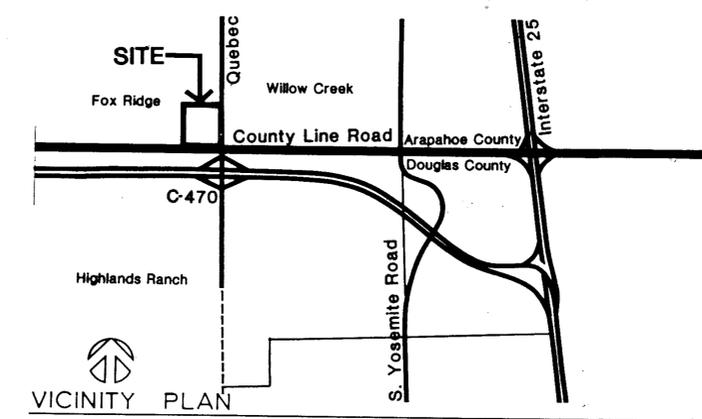
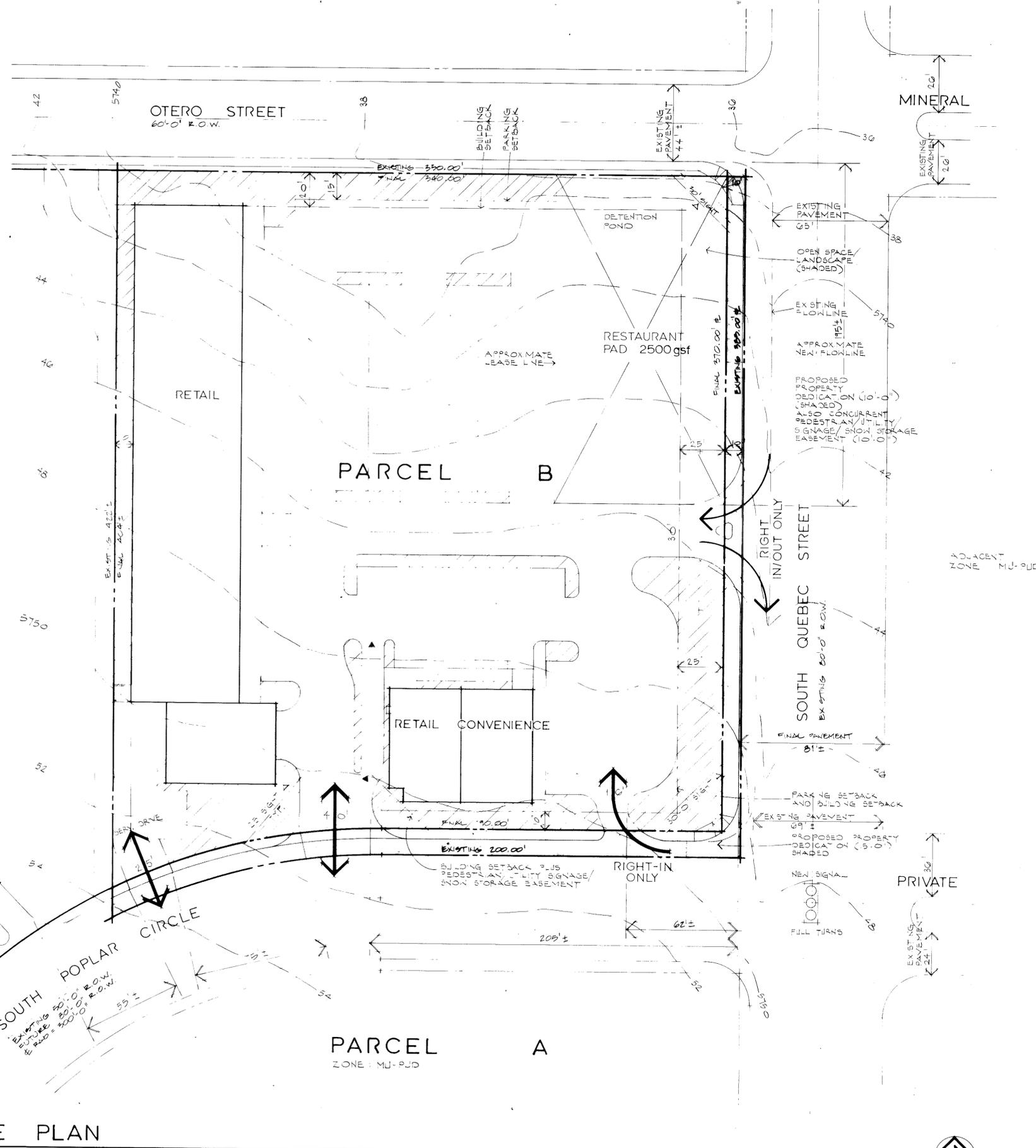
SHEET 1

JOB NO. 867

286-15

10/2

FOX RIDGE
CONVENIENCE
CTR. 2ND
AMEND PDP.
286-15 10/2



KEY PLAN

LEGAL DESCRIPTION

PARCEL B

THAT PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING A PART OF ORCHARD SPRINGS, AS RECORDED IN BOOK A-3 AT PAGE 5, ARAPAHOE COUNTY RECORDS, TOGETHER WITH A PORTION OF THE RIGHT-OF-WAY OF SOUTH POPLAR CIRCLE, AS DESCRIBED IN BOOK 4014 AT PAGE 329, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF QUEBEC VILLAGES, RECORDED AT BOOK 48 AT PAGE 60, ARAPAHOE COUNTY RECORDS; THENCE S 00°00'00" E, ALONG THE EAST LINE OF SAID PLAT, 449.19 FEET; THENCE NORTH AND EAST ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 30°00'00", THE CHORD OF WHICH BEARS N 75°00'00" E, AN ARC DISTANCE OF 157.08 FEET, TO A POINT OF TANGENCY; THENCE N 90°00'00" E, 200.00 FEET, TO THE WEST RIGHT-OF-WAY LINE OF QUEBEC STREET, AS RECORDED IN BOOK 2277 AT PAGE 441; THENCE N 00°00'00" E, ALONG SAID WEST LINE 410.00 FEET, TO THE SOUTH RIGHT-OF-WAY LINE OF OTERO STREET, AS RECORDED IN BOOK 4330 AT PAGE 226, THENCE S 89°50'08" W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 350.00 FEET TO THE POINT OF BEGINNING; CONTAINING 3.335 ACRES MORE OR LESS.

2ND AMENDMENT
PRELIMINARY DEVELOPMENT PLAN
COUNTY LINE / QUEBEC
RETAIL PARK

FOX RIDGE CONVENIENCE CTR. 2ND AMEND P.D.P. 286-15 20/2

SITE PLAN

1"=30'-0"

NOTE: EXPANSIVE SOILS ARE KNOWN TO EXIST IN THIS AREA. WHERE THESE CONDITIONS ARE FOUND TO EXIST, THE RECOMMENDATION OF A QUALIFIED SOILS ENGINEER SHALL BE FOLLOWED IN THE DESIGN AND CONSTRUCTION OF THE FOUNDATIONS AND FOOTINGS.

NOTE: The original mylar was prepared by Rudd, Heyer, Johnson Architects. These revisions were prepared by Landaide, Inc.

DATE: October, 1987

| REV. NO. | DATE | REV. NO. | DATE |
|----------|---------|----------|------|
| 1 | OCT. 87 | | |
| 2 | NOV. 87 | | |

SHEET 2 OF 2 JOB NO. 8635

LANDAIDE, INC.

5655 SOUTH DELAWARE STREET
LITTLETON, COLORADO, 80120
(303) 784-3972

COUNTY LINE & QUEBEC RETAIL CENTER

286-015