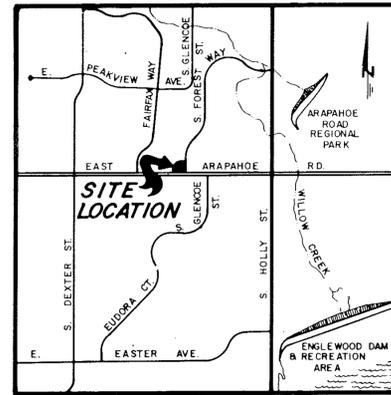
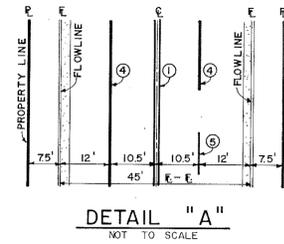


FIRST AMENDMENT TO THE DEVELOPMENT WEST PRELIMINARY DEVELOPMENT PLAN

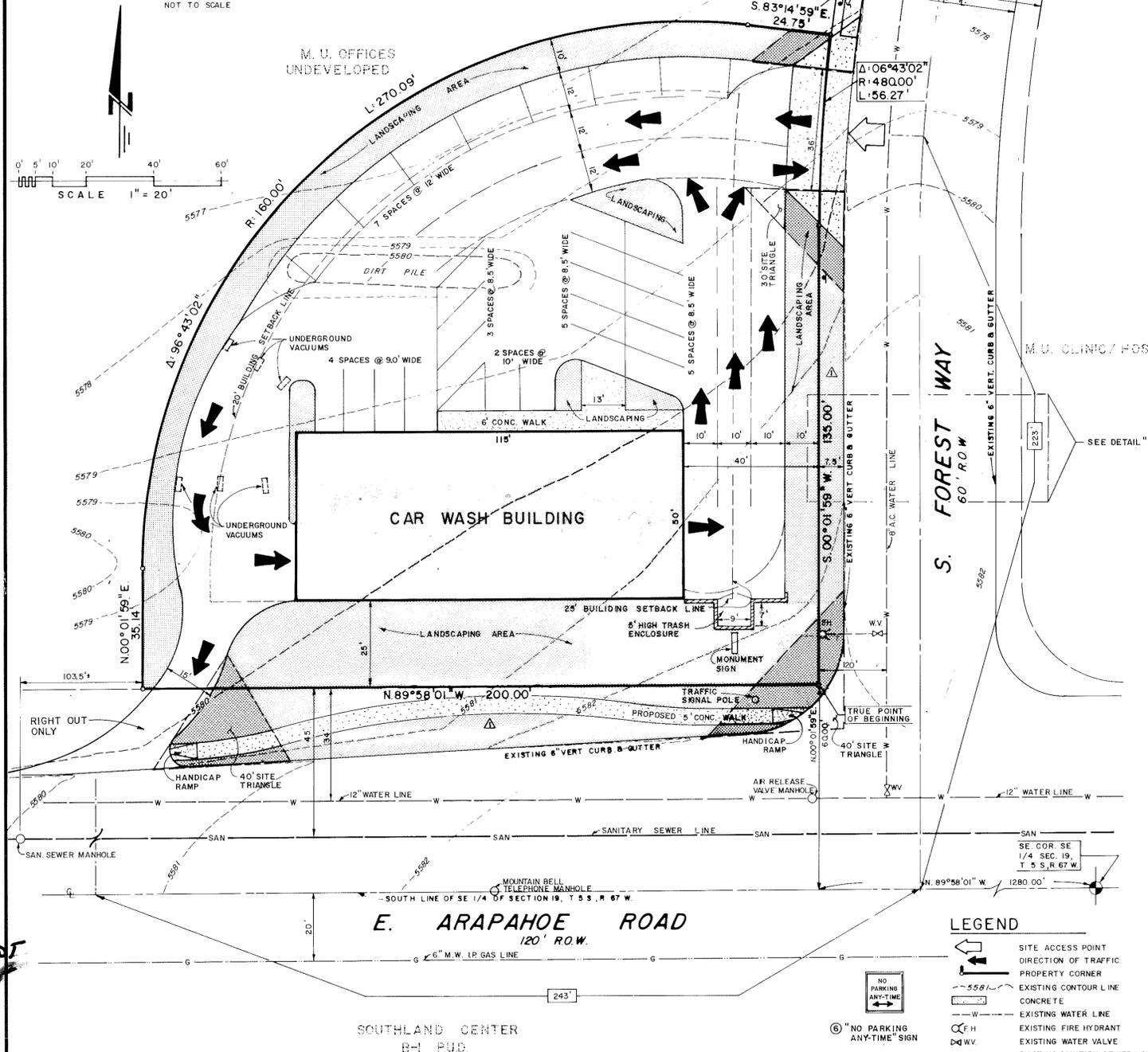
LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO.



VICINITY MAP
NOT TO SCALE



DETAIL "A"
NOT TO SCALE



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST ONE-QUARTER OF SECTION 19, AND CONSIDERING THE SOUTH LINE OF THE SAID SOUTHEAST ONE-QUARTER TO BEAR N89°58'01"W WITH ALL OTHER BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO; THENCE N89°58'01"W, ALONG THE SAID SOUTH LINE OF THE SAID SOUTHEAST ONE-QUARTER ALSO THE CENTERLINE OF EAST ARAPAHOE ROAD, A DISTANCE OF 1,280.00 FEET TO THE INTERSECTION WITH THE EXTENDED WEST RIGHT OF WAY LINE OF SOUTH FOREST WAY; THENCE N00°01'59"E, ALONG THE SAID EXTENDED WEST RIGHT OF WAY LINE OF SOUTH FOREST WAY, A DISTANCE OF 60.00 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF EAST ARAPAHOE ROAD, ALSO BEING THE TRUE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION.

THENCE CLOCKWISE AROUND THE PERIMETER OF THIS LEGAL DESCRIPTION THE FOLLOWING SIX (6) COURSES:

1. N89°58'01"W, ALONG THE AFOREMENTIONED NORTH RIGHT OF WAY OF SAID EAST ARAPAHOE ROAD, A DISTANCE OF 200.00 FEET;
2. THENCE N00°01'59"E, DEPARTING FROM THE SAID NORTH RIGHT OF WAY LINE OF EAST ARAPAHOE ROAD, A DISTANCE OF 35.14 FEET TO A POINT OF CURVATURE;
3. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 96°43'02" AND RADIUS OF 160.00 FEET, A DISTANCE OF 270.09 FEET TO A POINT OF TANGENCY;
4. THENCE S83°14'59"E, ALONG A RADIAL LINE TO SOUTH FOREST WAY, A DISTANCE OF 24.75 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID SOUTH FOREST WAY;
5. THENCE SOUTHERLY ALONG THE ARC OF A CURVE, CONCAVE EASTERLY, WITH A CENTRAL ANGLE OF 06°43'02" AND A RADIUS OF 480.00 FEET, A DISTANCE OF 56.27 FEET TO A POINT OF TANGENCY;
6. THENCE S00°01'59"W, A DISTANCE OF 135.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 0.770 ACRES.

DEVELOPMENT GUIDELINES

ACREAGE: 0.770 OR 33,541 SQ. FT.

ZONING: MU PUD

LAND USE: CAR WASH/AUTO DETAILING (EXCEPT FREESTANDING "BAY TYPE" CAR WASH)

FLOOR AREA RATIO: 0.17

MAXIMUM BUILDING HEIGHT: 1 STORY, 18 FEET

| BUILDING SETBACKS: | EXISTING | PROPOSED |
|-----------------------------|----------|----------|
| FROM ARAPAHOE ROAD R.O.W. | 25 FEET | 25 FEET |
| FROM FOREST WAY R.O.W. | 20 FEET | 25 FEET |
| FROM INTERIOR PROPERTY LINE | 0 FEET | 20 FEET |

PROPOSED LAND USAGE:

| | | |
|----------------------------|----------------|------|
| BUILDING AREA | 5,750 SQ. FT. | 17% |
| PARKING & DRIVES AREA | 17,974 SQ. FT. | 54% |
| OPEN SPACE/LANDSCAPED AREA | 9,817 SQ. FT. | 29% |
| TOTAL DEVELOPED AREA | 33,541 SQ. FT. | 100% |

▲ ADDITIONAL LANDSCAPING PROVIDED IN R.O.W. IS 4,278 SQUARE FEET OR AN ADDITIONAL 13% TO THE TOTAL DEVELOPED AREA.

PARKING REQUIREMENTS:

| | |
|------------------|-----------------------------------|
| PARKING REQUIRED | 4 SPACES/1000 SQ. FT. = 22 SPACES |
| PARKING PROVIDED | 26 SPACES |

PROPOSED SIGNAGE

BUILDING

A FACIA SIGN NOT TO EXCEED 2/3 OF THE STORE FRONT LENGTH SHALL BE PERMITTED ON THE SOUTH AND EAST SIDES OF THE BUILDING. ALL LETTERS AND LOGO SHALL BE INTERNALLY ILLUMINATED. THE MAXIMUM SIGNAGE FACE SHALL NOT EXCEED 48 SQUARE FEET PER SIGN FACE AND HAVE A MAXIMUM HEIGHT OF 6 FEET.

PROJECT IDENTIFICATION SIGN

A PROJECT IDENTIFICATION SIGN WILL BE LOCATED AS SHOWN ON THE SITE PLAN AND WILL BE INTERNALLY ILLUMINATED. THE MAXIMUM SIGNAGE FACE SHALL NOT EXCEED 48 SQUARE FEET PER SIGN FACE AND HAVE A MAXIMUM HEIGHT OF 6 FEET.

FINAL SIGNAGE CRITERIA WILL BE DETERMINED AT THE TIME OF FINAL DEVELOPMENT PLAN.

PUBLIC SITES: NO PUBLIC SITES ARE PROPOSED ON THIS PLAN.

LEGEND

- ▲ SITE ACCESS POINT
- DIRECTION OF TRAFFIC
- PROPERTY CORNER
- EXISTING CONTOUR LINE
- CONCRETE
- EXISTING WATER LINE
- F H EXISTING FIRE HYDRANT
- W V EXISTING WATER VALVE
- SAN EXISTING SANITARY SEWER LINE
- G EXISTING GAS LINE
- SECTION LINE
- ▲ REFER TO DEVELOPMENT GUIDELINES NOTES

AMENDMENT HISTORY

THE ORIGINAL PRELIMINARY DEVELOPMENT PLAN FOR DEVELOPMENT WEST WAS APPROVED BY THE COUNTY COMMISSIONERS, CASE NO. 280-19 ON AUGUST 19, 1980. IT WAS APPROVED AS A MU PUD WITH PERMITTED USES BEING, ADMINISTRATIVE, PROFESSIONAL AND FINANCIAL OFFICES, RESTAURANTS AND ACCESSORY USES. THIS FIRST AMENDMENT TO THE DEVELOPMENT WEST PUD CHANGES THE PERMITTED USES TO CAR WASH/AUTO DETAILING ONLY.

PLAN NOTES

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

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 SPECIAL DISTRICTS IN OFF-SITE ROADWAY AND OPEN SPACE IMPROVEMENTS AS NECESSITATED BY DEVELOPMENT IMPACTS AS MAY BE DETERMINED BY THE COUNTY COMMISSIONERS.
3. ALL INTERNAL ROADS SHALL BE PRIVATELY OWNED AND MAINTAINED.
4. BENCHMARK: NORTH BONNET BOLT OF FIRE HYDRANT AT NORTHWEST CORNER OF ARAPAHOE ROAD AND FOREST WAY. ELEVATION = 5584.81 FEET U.S.G.S.
5. LOCATIONS OF ALL UTILITIES (I.E. WATER LINES, GAS LINES, ETC.) WHETHER SHOWN OR NOT ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "BLUE STAKES" (534-6700) 48-HOURS PRIOR TO STARTING ANY CONSTRUCTION.
6. THE SIGNAGE AND STRIPING ON SOUTH FOREST WAY AS SHOWN ON THIS PLAN WILL BE PROVIDED BY THE OWNER AND WILL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.
7. HOURS OF OPERATION SHALL BE FROM EIGHT O'CLOCK A.M. TO SIX O'CLOCK P.M., SEVEN DAYS A WEEK.
8. THE ARCHITECTURAL TREATMENT OF THE BUILDING WILL BLEND WITH THE ADJACENT COMMERCIAL AND MEDICAL FACILITIES UTILIZING EARTH-TONE BRICK MASONRY EXTERIOR WITH BRONZE ALUMINUM FRAMES AND SOLAR BRONZE GLAZING, AND DECORATIVE AWNINGS TO ARTICULATE THE HIGH QUALITY IMAGE.
9. 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.

10. TO BE RESPONSIBLE FOR MAINTENANCE OF ALL DETENTION/RETENTION FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENT. 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, AS AUTHORIZED BY DRAINAGE EASEMENTS CONVEYED WITH THE PLAT, THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

11. 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 SM DEVELOPMENT'S ENGINEER. ARAPAHOE COUNTY REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30, ARTICLE 29, BUT CANNOT, ON BEHALF OF SM DEVELOPMENT GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE SM DEVELOPMENT AND/OR THEIR SUCCESSORS AND/OR ASSIGNS OF FUTURE LIABILITY FOR IMPROPER DESIGN. IT IS THE POLICY OF ARAPAHOE COUNTY THAT APPROVAL OF THE FINAL PLAT AND/OR FINAL DEVELOPMENT PLAN DOES NOT IMPLY APPROVAL OF SM DEVELOPMENT'S ENGINEER'S DRAINAGE DESIGN.

12. THE OWNER(S) OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE ARE PROHIBITED FROM ERECTING OR GROWING ANY OBSTRUCTION OVER 3'-0" IN HEIGHT WITHIN SUCH TRIANGLE, AS MEASURED FROM THE CURB TOP ELEVATION DIRECTLY ADJACENT TO THE TRAFFIC TRIANGLE.

FLOODPLAIN CERTIFICATE

THE PROPERTY DESCRIBED HEREON IS LOCATED ON PANEL 39 OF THE FLOOD HAZARD MAPS PREPARED FOR ARAPAHOE COUNTY BY THE FEDERAL INSURANCE AGENCY (U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT) AND IS LOCATED IN FLOOD HAZARD ZONE "C" WHICH IS OUTSIDE ANY 500-YEAR FLOODPLAIN.

CERTIFICATES

PLANNING COMMISSION RECOMMENDATION

THIS AMENDMENT TO THE PRELIMINARY DEVELOPMENT PLAN WAS RECOMMENDED BY THE ARAPAHOE COUNTY PLANNING COMMISSION THIS 10th DAY OF AUGUST, A.D., 1987.

CHAIRMAN: *Walter*

BOARD OF COUNTY COMMISSIONER APPROVAL

THIS PRELIMINARY DEVELOPMENT PLAN APPROVED BY THE ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS THIS 5th DAY OF OCTOBER, A.D., 1987.

CHAIRMAN: *Thomas*

ATTEST: *Vonda*

Secretary

Colorado
Land
Consultants, Inc.



Land Surveying Engineering
JOB NO. 253 DATE: JUNE, 1987

7800 E. 11th
Suite E
Denver, Colorado 80231
(303) 369-9530

3.) REVISED PER ARAPAHOE COUNTY COMMENTS, 9-11-87.
2.) REVISED PER ARAPAHOE COUNTY COMMENTS, 9-08-87.
1.) REVISED PER ARAPAHOE COUNTY COMMENTS, 7-04-87.

DEVELOPMENT WEST

FIRST AMENDMENT TO THE PRELIMINARY DEVELOPMENT PLAN

SHEET 1 OF 1

KRAUS-MARQUARDT PARTNERS/HEP PDP. 287-18

287-018