

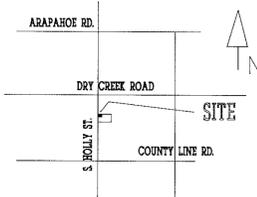


1" = 20'

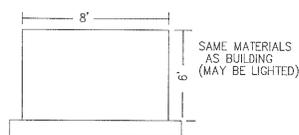
LANDSCAPING SYMBOLOGY:

- PINON
- PONDEROSA
- HACKBERRY
- LIGHT FIXTURE (8' HIGH ON BUILDING) (MAY BE NEON OR INCANDESCENT)
- ENTRANCE & SERVICE LOCATIONS

VICINITY MAP (N.T.S.)



SIGN DESIGN (NOT TO SCALE)



LOT 5, NEW LEAF NURSERY

SECOND AMENDED PRELIMINARY DEVELOPMENT PLAN AND FINAL DEVELOPMENT PLAN

A PARCEL IN THE NW 1/4; SW 1/4; SEC.32, T5S, R67W

EXISTING ZONING: MU MIXED USE

PERMITTED USES: OFFICE USES; NEIGHBORHOOD RETAIL: DRY CLEANER, TAILOR, BEAUTY SHOP, AND ANY OTHER NEIGHBORHOOD RETAIL TYPE USES SIMILAR IN NATURE AS DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS, AFTER REVIEW AND RECOMMENDATION OF THE ZONING ADMINISTRATOR. HOWEVER, THE FOLLOWING USES SHALL NOT BE PERMITTED: CONVENIENCE STORE, FAST FOOD RESTAURANT, GAS STATION, CAR WASH, OUTDOOR AUTOMOTIVE USES, LIQUOR STORE, TAVEN AND NIGHT CLUB.

DENSITY: N.A.

MAXIMUM BUILDING HEIGHT: THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 20 FEET FOR ANY STRUCTURES BUILT UPON THIS PROPERTY.

MINIMUM BUILDING SETBACKS: 5 FEET FROM THE EAST PROPERTY LINE, 25 FEET FROM SOUTH PROPERTY LINE, 15 FEET FROM THE NORTH PROPERTY LINE, 25 FEET FROM THE WEST PROPERTY LINE.

FLOOR AREA RATIO (FAR): .2599 FOR NEIGHBORHOOD RETAIL USES.

PARKING: NEIGHBORHOOD RETAIL USES SHALL HAVE A MINIMUM OF 4.5 SPACES PER 1000 SQUARE FEET OF RETAIL FLOOR AREA.

LANDSCAPING & OPEN SPACE: THE MINIMUM LANDSCAPED OPEN SPACE FOR THIS PDP SHALL BE 32%.

FENCING: 6 FOOT ORDA FENCING MAY BE PERMITTED WHERE DESIRABLE AS A LANDSCAPING OR SCREENING FEATURE.

LIGHTING: LIGHTING FIXTURES SHALL BE LOCATED ON THE BUILDING AS SHOWN ON THIS PLAN AND SHALL BE LIGHTED DURING NORMAL BUSINESS HOURS.

SIGNAGE: A SINGLE PROJECT SIGN WILL BE PERMITTED AS SHOWN ON THIS PLAN. SAID SIGN SHALL BE NOT MORE THAN SIX FEET (6') HIGH AND HAVE A MAXIMUM SIZE OF FORTY EIGHT (48) SQUARE FEET PER FACE ON TWO FACES AND SHALL BE CONSTRUCTED OF THE SAME OR SIMILAR MATERIALS, COLORS & TEXTURES AS THE BUILDING. TENANT SIGNS SHALL BE LOCATED ON THE FACADE AND BE LIMITED TO ONE SIGN PER TENANT. SAID TENANT SIGNS SHALL BE LIMITED TO 20" HIGH LETTERS AND 20 SQUARE FEET IN SIZE. ABOVE SIGNS MAY BE LIGHTED INTERNALLY OR EXTERNALLY. TRAFFIC CONTROL SIGNS WILL BE PERMITTED AS NEEDED BUT SAID SIGNS SHALL BE LIMITED TO 2 SQUARE FEET IN SIZE. NO VEHICLES SHALL BE ALLOWED WITHIN THE DEVELOPMENT WHERE THE PRIMARY PURPOSE OF SAID VEHICLE SHALL BE FOR ADVERTISING PURPOSES.

LAND USE DATA	SQUARE FT.	ACRES	%
BUILDING COVERAGE	7,719	.1772	25.599
PARKING & DRIVES	12,947	.2972	42.601
OPEN SPACE	34,725	.7923	51.799
TOTAL	55,391	1.2667	100.000

GENERAL NOTES: ALL STRUCTURES WILL HAVE SLOPED ROOF LINES; WILL USE EARTH TONES FOR ALL EXTERIOR COLORS; AND WILL USE WOOD SHAKES OR OTHER SHAKE LOOKING MATERIAL OR CONCRETE TILE. ALL BUILDINGS WILL BE RESIDENTIAL IN NATURE AND APPEARANCE AND THE ARCHITECTURAL TREATMENTS WILL BE FOR THE FULL 360° OF THE STRUCTURES.

STRUCTURES SHALL HAVE BRICK OR STONE ON THE FIRST FLOOR FACADE.

DEVELOPMENT PLAN COMPARISON CHART

APPROVED PRELIMINARY DEVELOPMENT PLAN	PROPOSED PRELIMINARY DEVELOPMENT PLAN	FINAL DEVELOPMENT PLAN
USES: OFFICE/OFFICE SHOWROOM; SENIOR HSG	SAME WITH RETAIL ADDED WITH RESTRICTIONS NOTED ABOVE	RETAIL AND OFFICE USES AS NOTED ABOVE
DENSITY: 30 UNITS PER ACRE	SAME	N.A.
FAR: .32	OFFICE .32, RETAIL .2599	SAME
BUILDING HEIGHT: 35 FEET	SAME	20 FEET
SETBACKS: HOLLY STREET- 15 FEET	SAME	25 FEET
MINERAL PLACE- 15 FEET	SAME	25 FEET
NORTH P-LINE- 15 FEET	SAME	15 FEET
EAST L. LINE- 0 FEET	SAME	5 FEET
FROM INTERIOR LOT LINES-0 FEET	SAME	N.A.
PARKING: SENIOR HSG: .7 SPACES/UNIT	SAME	N.A.
OFFICE: 3.0 SPACES/1000 SQ.FT.	SAME	SAME
RETAIL: 4.5 SPACES/1000 SQ.FT.	SAME	35 SPACES
OPEN SPACE: SENIOR HSG: 35%	SAME	SAME
OTHER USES: 20%	SAME	32%
GROSS FLOOR AREA: 9725 SQ.FT.	OFFICE: 9725; RETAIL 7719	7719 SQ.FT.

THE OWNER(S), DEVELOPER(S), AND/OR SUBDIVIDER(S) OF THE 2ND AMENDED PRELIMINARY AND FINAL DEVELOPMENT PLAN KNOWN AS NEW LEAF NURSERY, LOT 5, AND THEIR RESPECTIVE SUCCESSORS, HEIRS, AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

LANDSCAPE MAINTENANCE

THE OWNER OF THIS 2ND AMENDED PRELIMINARY AND FINAL DEVELOPMENT PLAN, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF PRELIMINARY FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS.

THE OWNERS OF THIS 2ND AMENDED PRELIMINARY AND FINAL DEVELOPMENT PLAN, 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 THE DEVELOPMENT.

DRAINAGE MAINTENANCE

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 PLAN, THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

DRAINAGE LIABILITY

IT IS THE POLICY OF ARAPAHOE COUNTY THAT IT DOES NOT AND WILL NOT ASSUME LIABILITY FOR THE DRAINAGE FACILITIES DESIGNED AND/OR CONCEPTED BY C.E. ENGINEERING. ARAPAHOE COUNTY REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30, ARTICLE 20, SUB CHAPTER 20.05 AND/OR REVISED STATUTES, CHAPTERS THAT FINAL DRAINAGE DESIGN REVIEW WILL ASSOLVE NEW LEAF ASSOCIATES 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 PLAN AND/OR FINAL DEVELOPMENT PLAN DOES NOT IMPLY APPROVAL OF C.E. ENGINEERING'S DRAINAGE DESIGN.

SIGHT TRIANGLES

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

LOCAL DESCRIPTION:

LOT 5, BLOCK 1, NEW LEAF NURSERY SUBDIVISION, BOOK 95 AT PAGE 52, ARAPAHOE COUNTY, COLORADO.

PLANNING COMMISSION RECOMMENDATION

THIS SECOND AMENDED PRELIMINARY DEVELOPMENT PLAN AND FINAL DEVELOPMENT PLAN RECOMMENDED UNFAVORABLY BY THE ARAPAHOE COUNTY PLANNING COMMISSION THIS 29TH DAY OF JANUARY, A.D. 1991.

CHAIRMAN: *[Signature]*

BOARD OF COUNTY COMMISSIONER APPROVAL

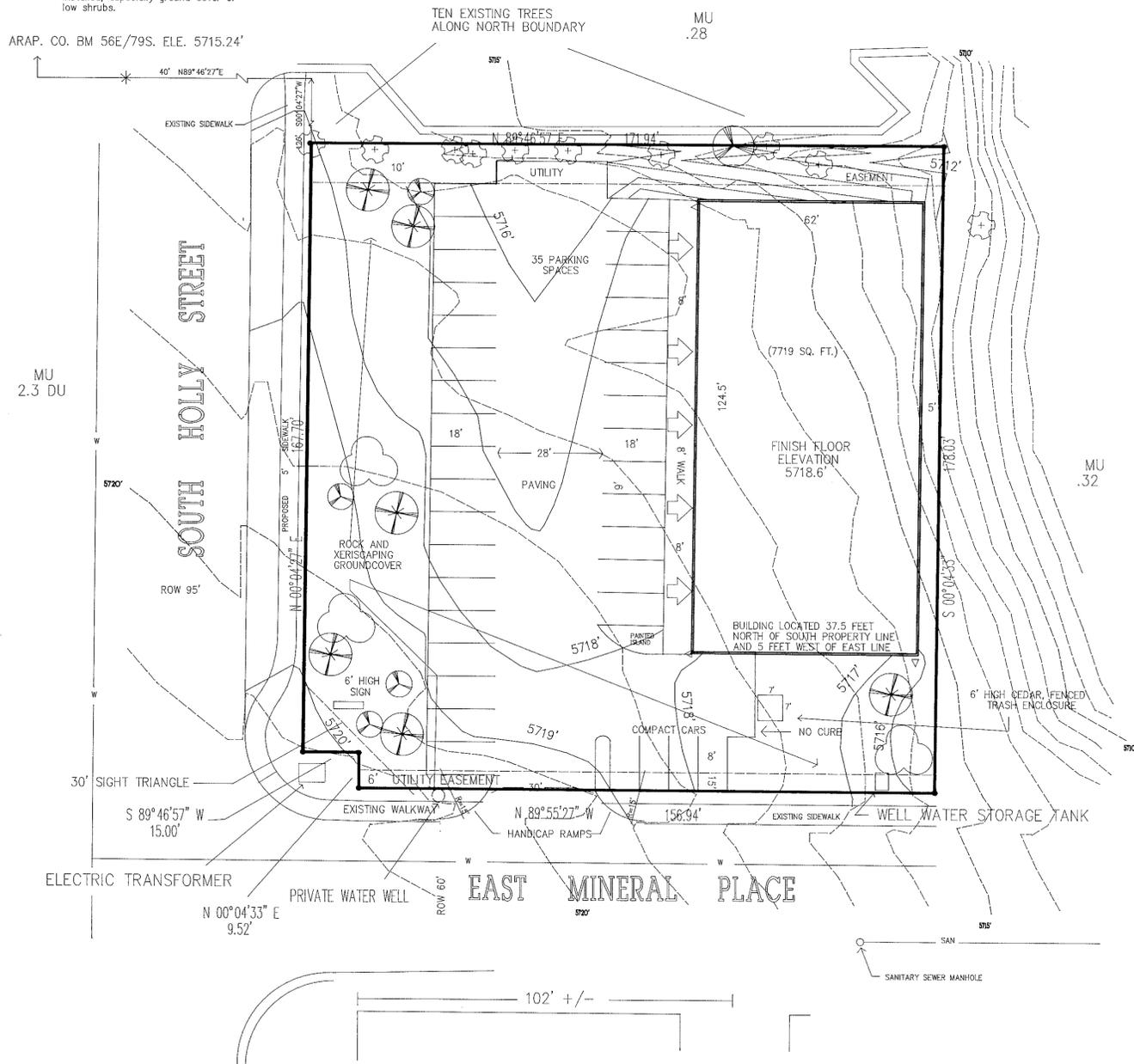
THIS SECOND AMENDED PRELIMINARY DEVELOPMENT PLAN AND FINAL DEVELOPMENT PLAN APPROVED BY THE ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS THIS 11TH DAY OF MARCH A.D. 1991.

CHAIRMAN: *[Signature]*

ATTYST: *[Signature]*

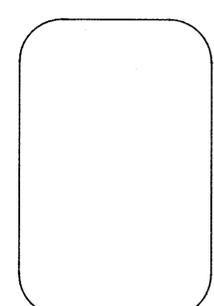
AMENDMENT HISTORY

- 1 THIS PARCEL WAS REZONED ON MARCH 23, 1978.
- 2 THE FIRST AMENDED PRELIMINARY DEVELOPMENT PLAN DIVIDED THE ORIGINAL PARCEL INTO 5 LOTS AND ALLOWED FOR RETAIL USES ON LOT 1 AND OFFICE USES ON LOTS 2-5 AND WAS APPROVED JUNE 2, 1986.
- 3 THIS AMENDMENT PERMITS OFFICE AND RETAIL USES ON LOT 5 PURSUANT TO CERTAIN CRITERIA.



DATE	REVISION	DATE
SEPTEMBER, 1990	1	11/90
	2	12/90
	3	12/6/90
	4	12/31/90
	5	1/91
	6	2/91

LANDADE, INC.
DONALD W. PAUL
5655 S. DELAWARE ST.
LITTLETON, CO. 80120
(303) 784-3872



LOT 5, NEW LEAF NURSERY
2ND AMENDED PRELIMINARY DEVELOPMENT PLAN
AND FINAL DEVELOPMENT PLAN

290-14



LOT 5 NEW LEAF NURSERY

RETAIL BUILDING • RENDERING PREPARED FOR CMA FINANCIAL

ANN POTRA
1990

8-22-90
JAN

290-14