

WALNUT HILLS NORTH SUBDIVISION

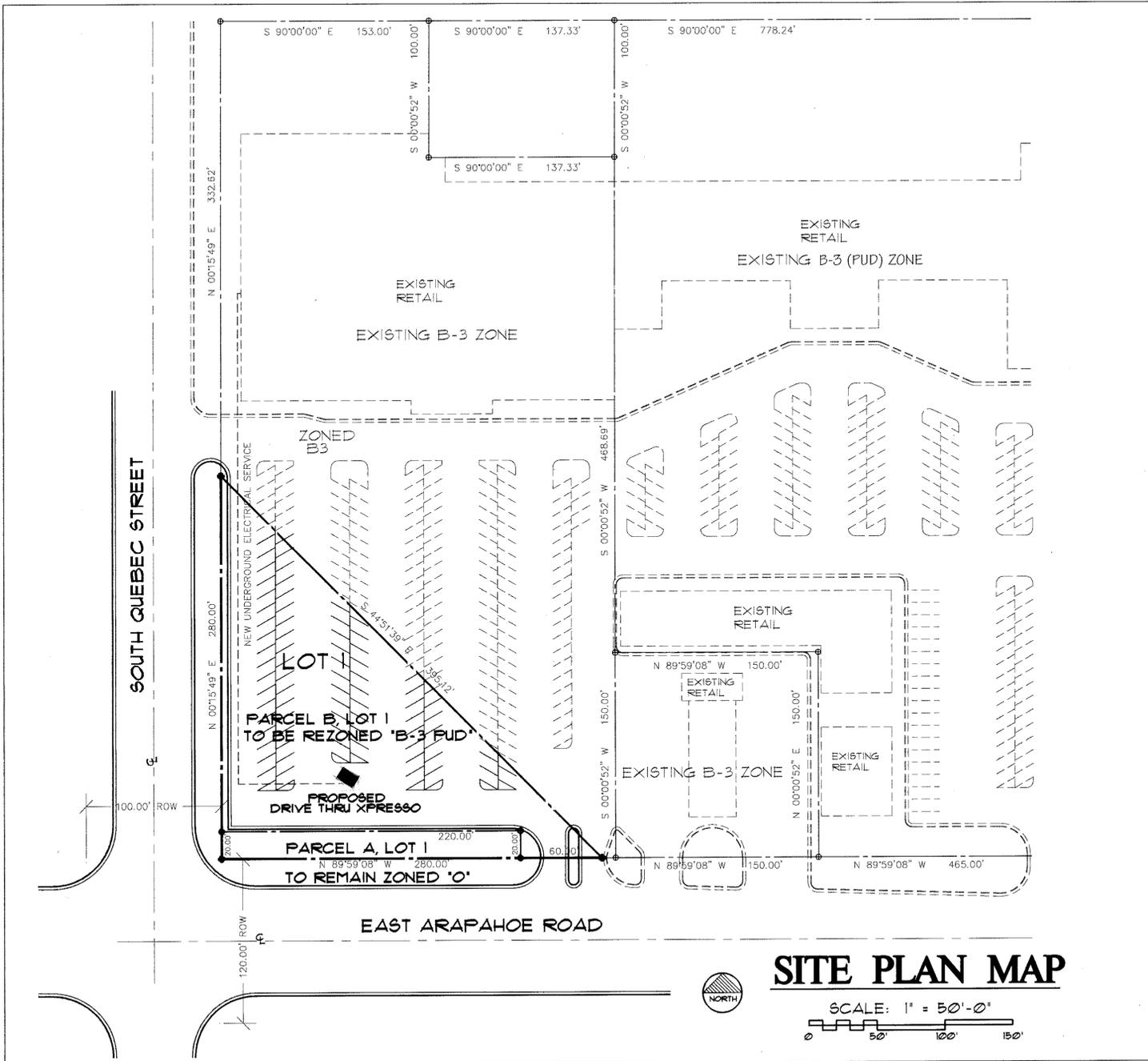
LOT I, BLOCK I, FILING I

A PART OF THE SOUTHWEST 1/4 SECTION 21, TOWNSHIP 5 SOUTH,

RANGE 67 WEST, OF THE 6TH PRIME MERIDIAN

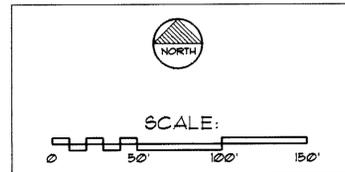
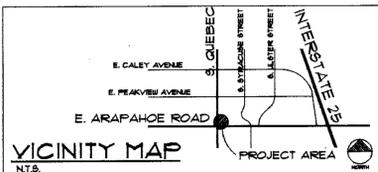
COUNTY OF ARAPAHOE, STATE OF COLORADO

PRELIMINARY DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN



SITE PLAN MAP

SCALE: 1" = 50'-0"



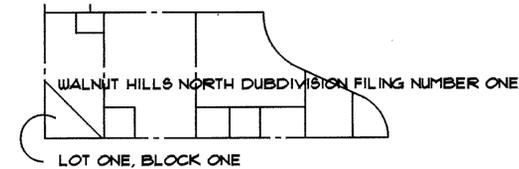
LAND USE CHART

PARCEL A, LOT 1
4,400 SF OPEN SPACE
PARCEL B, LOT 1
2,113 SF OPEN SPACE
80 SF DRIVE-UP ESPRESSO KIOSK ONLY
32,607 SF PAVED PARKING

LEGAL DESCRIPTION

LOT I,
BLOCK I,
WALNUT HILLS NORTH SUBDIVISION,
FILING NUMBER ONE
A PART OF THE SOUTHWEST 1/4 SECTION 21, TOWNSHIP 5
SOUTH, RANGE 67 WEST, OF THE 6TH PRIME MERIDIAN
COUNTY OF ARAPAHOE, STATE OF COLORADO
0.90 ACRE +/- 39,200 SQUARE FEET

PROPERTY MAP



REQUEST FOR REZONING OF:
LOT I,
BLOCK I,
WALNUT HILLS NORTH SUBDIVISION,
FILING I
FROM "O" ZONING TO "B-3 PUD"
AND "O" ZONING. "O" ZONING AREA TO BE
DECREASED FROM 39,200 SF. EXISTING TO 4,400 SF.
PROPOSED. "B-3-PUD" ZONE TO BE 34,800 SF.
PROPOSED. SEE SITE PLAN MAP.

PARCEL A, LOT 1 "O" BOUNDARY DESCRIPTION

A portion of Lot 1, Walnut Hills North, Filing No. 1, a part of the SW 1/4 of Section 21, T5S, R67W of the 6th Principal meridian, County of Arapahoe, State of Colorado, more particularly described as follows:

Beginning at the Southwest corner of Section 21, thence on a bearing of N 0° 15' 49" E, a distance of 60.00' to a point on the West line of Section 21; thence on a bearing of S 89° 59' 08" E, a distance of 50.00' to a point, said point being the Southwest corner of Lot 1, and the true point of beginning:

Thence N 0° 15' 49" E, a distance of 20.00' along the West line of Lot 1, to a point;
Thence S 89° 59' 08" E, a distance of 220.00', to a point;
Thence S 0° 15' 49" W, a distance of 20.00', to a point, said point being a point on the South line of Lot 1;
Thence N 89° 59' 08" W, a distance of 220.00' along the South line of Lot 1, to a point, said point being the true point of beginning.

The above described parcel contains 0.10 acres, more or less.

I, David J. Brent, a Registered Professional Engineer and Land Surveyor in the State of Colorado, do hereby certify that the above legal description of Parcel A, Lot 1 is correct and accurate, based upon the drawing hereon.

PARCEL B, LOT 1 ZONED "B-3 PUD" BOUNDARY DESCRIPTION

A portion of Lot 1, Walnut Hills North, Filing No. 1, a part of the SW 1/4 of Section 21, T5S, R67W of the 6th principal meridian, County of Arapahoe, State of Colorado, more particularly described as follows:

Beginning at the Southwest corner of Section 21, thence on a bearing of N 0° 15' 49" E, a distance of 60.00' to a point on the West line of Section 21; thence on a bearing of S 89° 59' 08" E, a distance of 50.00' to a point, said point being the Southwest corner of Lot 1; thence N 0° 15' 49" E, a distance of 20.00' along the West line of Lot 1 to a point, said point being the true point of the beginning:

Thence N 0° 15' 49" E, a distance of 260.00' along the West line of Lot 1, to the Northwest corner of Lot 1;
Thence S 44° 51' 39" E, a distance of 395.12' along the North line of Lot 1, to the Southeast corner of Lot 1;
Thence N 89° 59' 08" W, a distance of 60.00' along the South line of Lot 1, to a point;
Thence N 0° 15' 49" E, a distance of 20.00', to a point;
Thence N 89° 59' 08" W, a distance of 220.00' to a point, said point being the true point of beginning.

The above described parcel contains 0.743 acres, more or less.

I, David J. Brent, a Registered Engineer and Land Surveyor in the State of Colorado, do hereby certify that the above legal description of Parcel 3, Lot 1 is correct and accurate based upon the drawing hereon.

NOTES:

HOURS OF OPERATION:
PROPOSED HOURS OF OPERATION ARE:
7 DAYS PER WEEK
6:00 am TO 8:00 pm
THE FOLLOWING USES SHALL BE THE ONLY USES ALLOWED AT PARCELL B, LOT I:
PARKING
DRIVE-UP ESPRESSO KIOSK

ACCESS FLOW:
ACCESS FLOW TO THE PROPOSED DRIVE THRU CAFE SHALL BE PROVIDED BY THE EXISTING CURB-CUT ACCESS NOW IN PLACE AT THE SAFEWAY SITE WITH NO ALTERATIONS.

ALL SITE GRADING TO REMAIN AS EXISTING
ALL SITE DRAINAGE TO REMAIN AS EXISTING
ALL SITE LANDSCAPING TO REMAIN AS EXISTING
ALL SITE UTILITIES TO REMAIN AS EXISTING
ALL SITE PAVED PARKING TO REMAIN AS EXISTING

OWNERSHIP CERTIFICATE

OWNER OF RECORD

OWNER OF RECORD: *Mike Wein, Area Rep.*
MIKE WEIN - OWNER'S REPRESENTATIVE
SAFEWAY, INC.

APPROVAL BLOCKS:

BOARD OF COUNTY COMMISSIONERS APPROVAL
APPROVED BY THE ARAPAHOE COUNTY BOARD OF COMMISSIONERS, THIS 16th DAY OF AUGUST A.D., 1994

CHAIRMAN: *John J. Mitchell*
ATTEST: *Lothar E. Smith*
Deputy Clerk

PLANNING COMMISSION RECOMMENDATION
APPROVED BY THE ARAPAHOE COUNTY PLANNING COMMISSION, THIS 24th DAY OF MAY A.D., 1994

CHAIRMAN: *dlj*

CASE #
Z-94-011



XPRESSO DRIVE THRU CAFE
REZONE / PDP / FDP REQUEST

PROPERTY OWNER:
SAFEWAY, INC., A DELAWARE CORPORATION
6900 SOUTH YOSEMITE
ENGLEWOOD, COLORADO 80112-1412

OWNER'S REPRESENTATIVE:
PETER D. PAPPAS - ARCHITECTS, P. C.
1740 BLAKE STREET
DENVER, COLORADO 80202 (303) 295-6221

SHEET NUMBER:
1
REV: 8 SEPTEMBER 1994

WALNUT HILLS NORTH SUBDIVISION

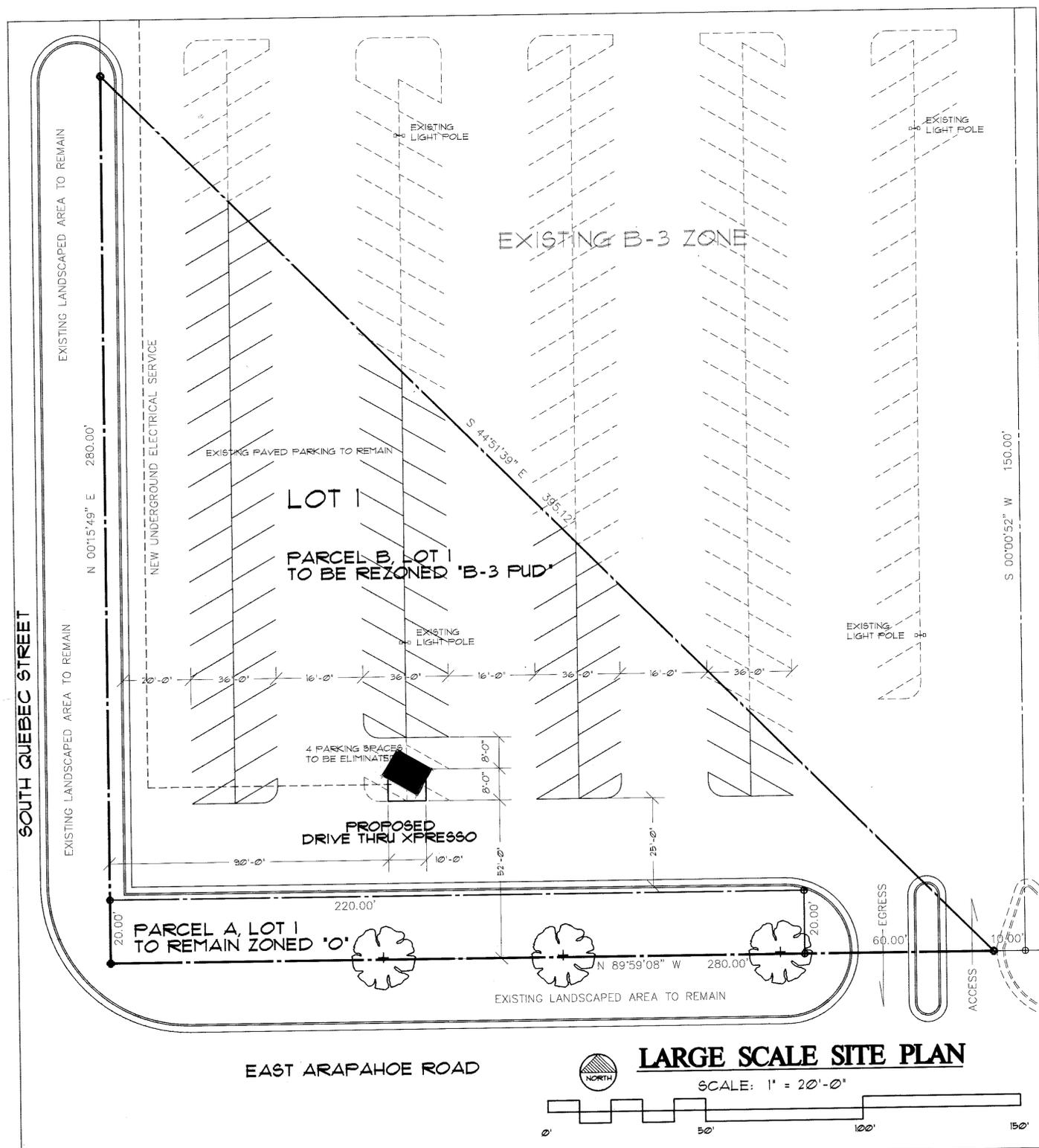
LOT 1, BLOCK 1, FILING 1

A PART OF THE SOUTHWEST 1/4 SECTION 21, TOWNSHIP 5 SOUTH,

RANGE 67 WEST, OF THE 6TH PRIME MERIDIAN

COUNTY OF ARAPAHOE, STATE OF COLORADO

PRELIMINARY DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN



COMPARISON CHART

PLAN	"0"	PDP/FDP
Area	39,200 s.f.	B-3 PUD = 34,800 s.f. "0" = 4,400 s.f.
Max. Struc. Cov.	10%	B-3 PUD = .00229% - 80 s.f. "0" = 0%
Open Space	90% min.	B-3 PUD = .0607 - 2,113 s.f. "0" = 100% - 4,400 s.f.
Parking & Drives	100%	B-3 PUD = 99.93% - 32,607 s.f. "0" = 0%
Max. Height	35 ft.	B-3 PUD = 14.5 ft. "0" = 0 ft.
Signage	N/A	50 s.f. max.

- AMENDMENT HISTORY:**
- Property zoning was changed from A-2 to B-3 and "0", July 9, 1963 Case # Z-63-023.
 - This zone request Case #Z-94-011 revises the "0" zone area to B-3 PUD and "0" for the purposes of establishing an Xpresso Coffee Drive-Thru Cafe at the site.

STANDARD NOTES:

The Owner(s), Developer(s) and/or Subdividers(s) of the final development plan known as Walnut Hills North, Lot 1, 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 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 of the recording of this plat/plan. 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.

DRIVES, PARKING, AREA AND UTILITY EASEMENT 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 any and all drives, parking areas, and easements i.e.: cross access easements, drainage easements, etc.

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 NOTE

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.

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 NOTE

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 master planned 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 plans (Section 3.3.2 of the Arapahoe Drainage Criteria Manual) or as required by the County and designated in the Phase III Drainage Report.

CASE #
Z-94-011



XPRESSO DRIVE THRU CAFE REZONE / PDP / FDP REQUEST

PROPERTY OWNER:
SAFeway, INC., A DELAWARE CORPORATION
6900 SOUTH YOSEMITE
ENGLEWOOD, COLORADO 80112-1412

OWNER'S REPRESENTATIVE:
PETER D. PAPPAS - ARCHITECTS, P. C.
1740 BLAKE STREET
DENVER, COLORADO 80202 (303) 295-6221

SHEET NUMBER:
2
REV: 8 SEPTEMBER 1994