

# HERITAGE GREENS CENTRE PRELIMINARY DEVELOPMENT PLAN, FIRST AMENDMENT

LOCATED IN THE SE 1/4 OF THE SE 1/4, SEC 31, T5S, R67W, OF THE 6TH PM  
 COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 1 OF 2  
 ( Z95- 020 )

### SUMMARY - SITE DEVELOPMENT CRITERIA

USE AREA 1	EXISTING (Z85-019)	PROPOSED AMENDMENT
ZONING	MIXED USE PUD	MIXED USE PUD
ALLOWED USES:	EXISTING MINI STORAGE SITE - NO CHANGE TO EXISTING	
SETBACKS:		
PERIMETER - NORTH:	25'	25'
EAST:	30'	30'
SOUTH:	45'	45'
WEST:	45'	45'
MULTIPLE BUILDINGS SHALL BE PERMITTED ON A SINGLE LOT. THE SIDE YARD SETBACK BETWEEN LOTS SHALL BE ZERO FEET (0'). MINIMUM DISTANCE BETWEEN BUILDINGS SHALL BE TEN FEET (10') MINIMUM UNOBSTRUCTED OPEN SPACE: THIRTY PERCENT (30%).		
BUILDING HEIGHT:	35'	35'
FAR: SELF STORAGE FACILITIES WITH A FLOOR AREA RATIO OF 0.65:1.0 - MAXIMUM BUILDING COVERAGE 0.30:1.0, EXCEPT SELF STORAGE FACILITIES WITH A MAXIMUM OF 0.33:1.0.		
PARKING: A. MULTI-STORY: 1 SPACE PER 3,000 SF GLA B. SINGLE STORY: NO SEPARATE SPACES, PARKING IN DRIVE AT FRONT OF ANY UNIT C. MANAGER'S UNIT: 3 SPACES		

USE AREA 2	EXISTING (Z85-019)	PROPOSED AMENDMENT
ZONING	MIXED USE PUD	MIXED USE PUD
ALLOWED USES:	SEE NOTES A-1 THROUGH A-30 ( USES APPROVED BY PRELIMINARY DEVELOPMENT PLAN HAVE BEEN REDUCED )	
SETBACKS:		
PERIMETER - NORTH:	25'	25'
EAST:	30'	30'
SOUTH:	45'	45'
WEST:	45'	45'
MULTIPLE BUILDINGS SHALL BE PERMITTED ON A SINGLE LOT. THE SIDE YARD SETBACK BETWEEN LOTS SHALL BE ZERO FEET (0'). MINIMUM DISTANCE BETWEEN BUILDINGS SHALL BE TEN FEET (10') MINIMUM UNOBSTRUCTED OPEN SPACE: THIRTY PERCENT (30%).		
BUILDING HEIGHT:	35'	35'
FAR: FLOOR AREA RATIO OF 0.45:1.0 - MAXIMUM BUILDING COVERAGE 0.30:1.0		

PARKING:  
 OFFICE: 3 SPACES PER 1,000 SF GLA - RETAIL: 4.5 SPACES PER 1,000 SF GLA  
 RESTAURANTS: 10 SPACES PER 1,000 SF GLA

USE AREA 3	EXISTING (Z85-019)	PROPOSED AMENDMENT
ZONING	MIXED USE PUD	MIXED USE PUD
ALLOWED USES:	SEE NOTES A-1 THROUGH A-30	ZERO LOT LINE SINGLE FAMILY DETACHED.
DENSITY:	N/A	4.4 DU/AC.
SETBACKS:		
PERIMETER - NORTH:	25'	FRONT - 15' MIN. REAR - 10' MIN.
EAST:	30'	
SOUTH:	45'	SIDE 10' BETWEEN STRUCTURES - MIN.
WEST:	45'	
SIDE ENTRY GARAGES		5' FROM PRIVATE DRIVE (FRONT)
FRONT ENTRY GARAGES		20' FROM PRIVATE DRIVE (FRONT)
OPEN SPACE:	30%	30%
BUILDING HEIGHT:	35'	35'
PARKING: 2 SPACES PER UNIT PLUS 2 SPACES IN GARAGE.		

(1) BAY WINDOWS, EVES, PORCHES, PATIOS AND DECKS, ETC. MAY EXTEND A MAXIMUM OF 2' INTO THE SETBACK. ONE SIDE OF EACH UNIT MAY BE ZERO LOT LINE.

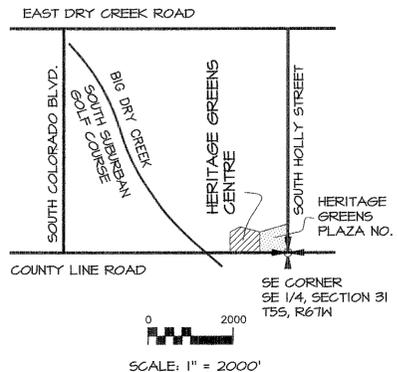
LAND COVERAGE	SQUARE FEET	PERCENT
LAND USE AREA 1 (EXISTING)		
BUILDING AREA	37,975	31
PARKING AND DRIVES	61,830	50
OPEN SPACE	22,677	19
SUBTOTAL	122,482 = 2.81 AC.	100%
LAND USE AREA 2		
BUILDING AREA	TO BE DETERMINED BY FINAL DEVELOPMENT PLAN	
PARKING AND DRIVES	26,708	24
OPEN SPACE		
SUBTOTAL	110,850 = 2.54 AC.	100%
LAND USE AREA 3		
BUILDING AREA	84,863	53
PARKING AND DRIVES	27,220	17
OPEN SPACE	48,035	30
SUBTOTAL	160,118 = 3.68 AC.	100%
TOTAL:	393,450 = 9.03 AC.	100%

### AMENDMENT HISTORY:

THE PRELIMINARY DEVELOPMENT PLAN (Z85-019) IS BEING AMENDED TO PERMIT THE DEVELOPMENT OF ZERO LOT LINE SINGLE FAMILY DETACHED ON LAND USE AREA No. 3.

THE PRELIMINARY DEVELOPMENT PLAN FOR HERITAGE GREENS CENTER WAS APPROVED ON 9/23/85. CASE Z85-019

CASE NUMBER:  
 Z95-020



### LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 31; THENCE NORTH 00°26'44" EAST AND ALONG THE EAST LINE OF SAID SECTION 31, A DISTANCE OF 60.00 FEET; THENCE NORTH 89°52'26" WEST AND ALONG A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 727.14 FEET, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°52'26" WEST AND ALONG A LINE 60.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 31, A DISTANCE OF 586.41 FEET; THENCE NORTH 00°15'43" EAST, A DISTANCE OF 600.00 FEET; THENCE NORTH 55°15'43" EAST, A DISTANCE OF 248.06 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PROPOSED EAST OTERO CIRCLE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF PROPOSED EAST OTERO CIRCLE THE FOLLOWING TWO (2) COURSES:

- 1 SOUTH 65°56'00" EAST, A DISTANCE OF 157.63 FEET TO A POINT OF CURVE;
- 2 THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 31°37'32", A RADIUS OF 440.00 FEET, A DISTANCE OF 242.87 FEET; THENCE SOUTH 00°07'34" WEST, A DISTANCE OF 643.94 FEET TO THE POINT OF BEGINNING, CONTAINING 9.032 ACRES.

OWNER OF RECORD: *Robert Sumrall*  
 SUMRALL CORP., ROBERT SUMRALL, PRESIDENT

OWNER OF RECORD: *Edward W. Davidson*  
 SCHOMAC CORP., EDWARD SANDERS, PRESIDENT

### STANDARD NOTES

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDERS(S) OF THE PRELIMINARY DEVELOPMENT PLAN KNOWN AS HERITAGE GREENS CENTRE, FIRST AMENDMENT, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

A. STREET MAINTENANCE  
 IT IS MUTUALLY UNDERSTOOD AND AGREED THE DEDICATED ROADWAYS SHOWN ON THIS 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 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 COUNTY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

B. 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.

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

D. DRIVES, PARKING AREA, AND UTILITY EASEMENTS 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.

E. PRIVATE STREET MAINTENANCE  
 IT IS MUTUALLY UNDERSTOOD AND AGREED THE PRIVATE ROADWAYS SHOWN ON THIS PLAN ARE NOT IN CONFORMANCE WITH ARAPAHOE COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS AND WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION. (CONFORMANCE IS DEFINED AS COMPLYING WITH BOTH THE GEOMETRICAL AND STRUCTURAL REQUIREMENTS OF ARAPAHOE COUNTY) 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 RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

F. 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 CERTIFIED BY ROBINSON/DALTON CONSULTING, INC.. ARAPAHOE COUNTY REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30, ARTICLE 28, BUT CANNOT, ON BEHALF OF SUMRALL CORP., AND SCHOMAC GROUP INC., GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE SUMRALL CORP., AND SCHOMAC GROUP INC., 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 ROBINSON/DALTON CONSULTING, INC.'S DRAINAGE DESIGN.

G. 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.

H. SIGHT TRIANGLE MAINTENANCE  
 THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE AREA PROHIBITED FROM ERECTING OR GROWING ANY OBSTRUCTIONS OVER THREE FEET HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY WITHIN SAID TRIANGLE.

I. PUBLIC IMPROVEMENTS NOTE  
 AFTER FINAL DEVELOPMENT PLAN APPROVAL, ISSUANCE OF INDIVIDUAL BUILDING PERMITS WILL BE SUBJECT TO THE FOLLOWING STIPULATIONS AND/OR CONDITION PRECEDENT WHICH OWNER AGREES TO IN CONJUNCTION WITH APPROVAL OF THE FINAL PUD AND FINAL PLAT. SUCH BUILDING PERMITS WILL BE ISSUED ONLY AFTER THE OWNERS GUARANTEE PUBLIC IMPROVEMENTS IN A FORM ACCEPTABLE TO THE BOARD OF COUNTY COMMISSIONERS PURSUANT TO STATUTE.

J. STREET LIGHTING  
 ALL LOTS ARE SUBJECT TO AND BOUND BY TARIFFS WHICH ARE NOW AND MAY IN THE FUTURE BE FILED WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO RELATING TO STREET LIGHTING IN THIS SUBDIVISION, TOGETHER WITH RATES, RULES, AND REGULATIONS THEREIN PROVIDED AND SUBJECT TO ALL FUTURE AMENDMENTS AND CHANGES THERETO. THE OWNER OR OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL PAY AS BILLED, A PORTION OF THE COST OF PUBLIC STREET LIGHTING IN THE SUBDIVISION IN ACCORDANCE TO APPLICABLE RATES, RULES, AND REGULATIONS, INCLUDING FUTURE AMENDMENTS AND CHANGES ON FILE WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO.

K. MAINTENANCE EASEMENT  
 A MAINTENANCE EASEMENT MAY BE REQUIRED FOR DEVELOPMENTS WITH ZERO SIDE SETBACKS IF ONE STRUCTURE IS BUILT ON THE LOT LINE. IN ORDER TO MAINTAIN STRUCTURE WITH THE ZERO SIDE SETBACK, A MAINTENANCE EASEMENT MAY BE REQUIRED ON THE ADJACENT LOT TO ENABLE MAINTENANCE TO BE PERFORMED ON SAID STRUCTURE FROM THE ADJOINING PROPERTY. EACH LOT OWNER AGREES TO ALLOW ADJACENT LOT OWNERS ACCESS ACROSS THEIR LOT, WITHIN FIVE FEET OF THE COMMON LOT LINE, AS MAY BE NEEDED TO MAINTAIN AND REPAIR THE ADJACENT OWNER'S PRINCIPAL STRUCTURE. EACH ADJACENT OWNER AGREES TO REPAIR ANY DAMAGE WHICH MAY BE CAUSED TO THE LOT OWNER'S PROPERTY FROM THE ADJACENT OWNERS USE OF THIS MAINTENANCE EASEMENT, AND TO TAKE ALL NECESSARY STEPS TO AVOID CAUSING SUCH DAMAGE.

PLANNING COMMISSION RECOMMENDATION  
 RECOMMENDED BY THE ARAPAHOE COUNTY PLANNING COMMISSION, THIS 23<sup>RD</sup> DAY OF JANUARY A.D., 1996

CHAIRMAN: *[Signature]*

BOARD OF COUNTY COMMISSIONER APPROVAL  
 APPROVED BY THE ARAPAHOE COUNTY BOARD OF COMMISSIONERS, THIS 15<sup>TH</sup> DAY OF MARCH A.D., 1996

CHAIRMAN: *[Signature]*

ATTEST: *[Signature]*

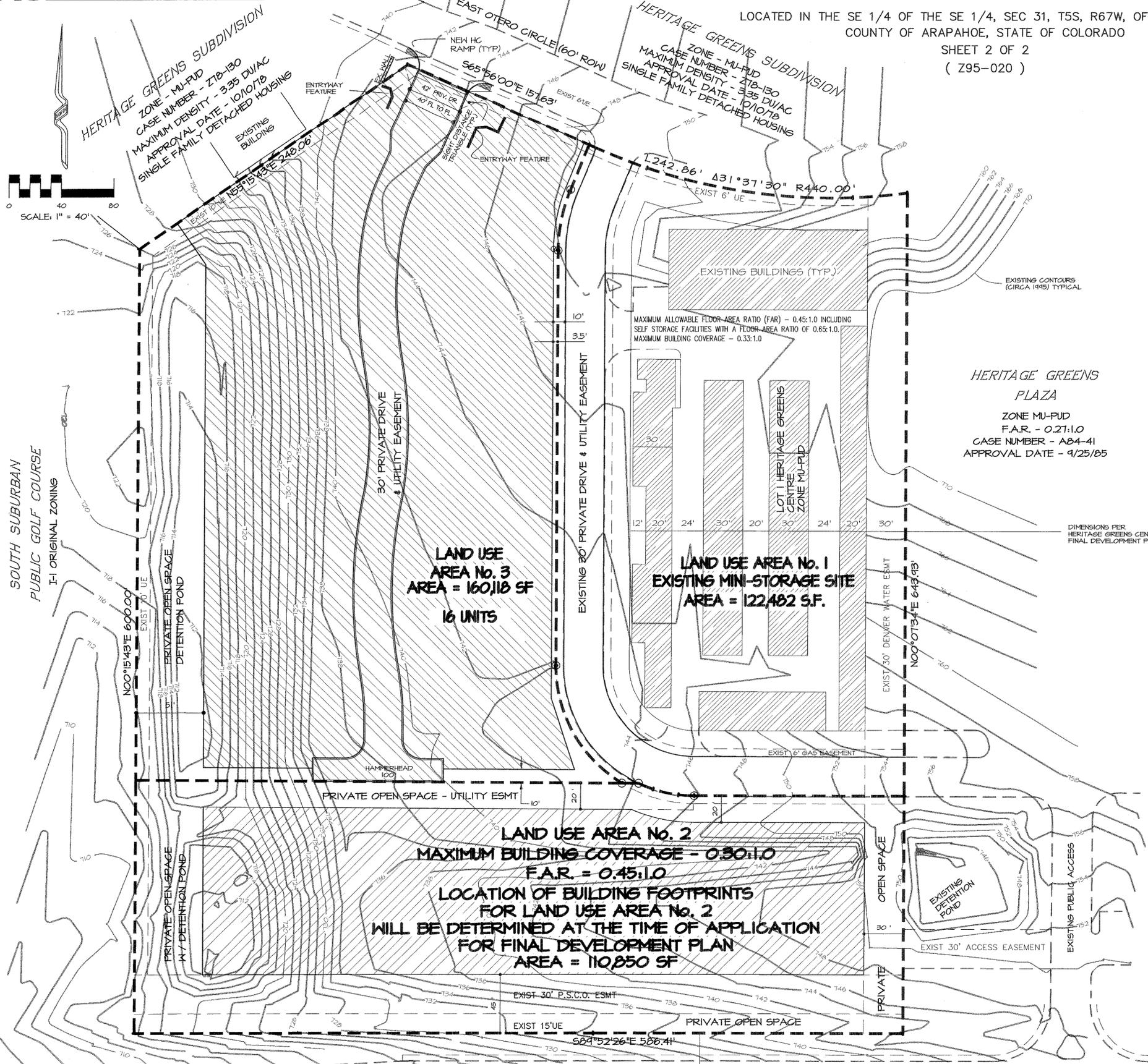
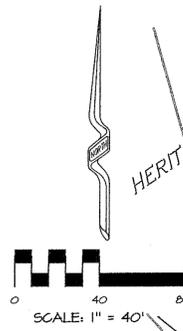
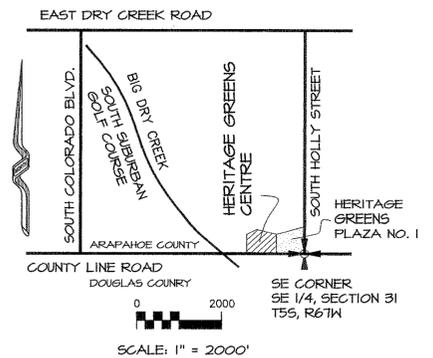
OWNERS:  
 SUMRALL CORP.  
 MR. ROBERT SUMRALL  
 5474 EAST MINERAL CIRCLE  
 LITTLETON, COLORADO 80122  
 SCHOMAC GROUP INC.  
 MR. EDWARD H. SANDERS  
 17 WEST KETMORE  
 TUCSON, ARIZONA 85705

03/26/96  
 02/16/96  
 10/20/95  
 10/17/95  
 10/12/95  
 10/06/95  
 09/18/95  
 08/29/95  
 SHEET 1 OF 2 - REVISED:

# HERITAGE GREENS CENTRE PRELIMINARY DEVELOPMENT PLAN, FIRST AMENDMENT

LOCATED IN THE SE 1/4 OF THE SE 1/4, SEC 31, T5S, R67W, OF THE 6TH PM  
 COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 2 OF 2  
 ( Z95-020 )



### GENERAL NOTES

- A. MAXIMUM BUILDING HEIGHT: THIRTY-FIVE FEET (35') FOR PITCHED ROOFS AND THIRTY FEET (30') FOR FLAT ROOFS AS MEASURED BY COUNTY REGULATIONS EXCEPT BUILDINGS FACING AND ADJACENT TO OTERO CIRCLE SHALL HAVE A MAXIMUM BUILDING HEIGHT OF TWENTY NINE FEET (29') AS MEASURED FROM FINISH GRADE AT BUILDING TO THE HIGHEST POINT ON THE BUILDING.
- B. MAXIMUM ALLOWABLE FLOOR AREA RATIO (FAR) - 0.45:1.0 INCLUDING SELF STORAGE FACILITIES WITH A FLOOR AREA RATIO OF 0.65:1.0.
- C. MAXIMUM BUILDING COVERAGE 0.30:1.0 - EXCEPT SELF STORAGE FACILITIES WITH A MAXIMUM RATIO OF 0.33:1.0.
- D. INTERNAL ROADWAYS TO SERVE THE PROPOSED DEVELOPMENT WILL REMAIN PRIVATE.
- E. NO PUBLIC SITES OR STREETS ARE PROPOSED WITHIN THE BOUNDARIES OF THE HERITAGE GREENS CENTRE COMMERCIAL DEVELOPMENT.
- F. EXISTING TOPOGRAPHY PREPARED FROM FIELD SURVEY IS SHOWN AT TWO FOOT (2') INTERVALS.
- G. SIGNAGE: ALL SIGNAGE SHALL BE IN CONFORMANCE WITH THE EXISTING ARAPAHOE COUNTY SIGN CODE FOR B-3 ZONING UNLESS OTHERWISE STATED. SIGNAGE SHALL BE IN THE SAME CHARACTER AS THAT OF HERITAGE GREEN PLAZA AS APPROVED BY ARAPAHOE COUNTY. MAXIMUM FREESTANDING SIGN HEIGHT: 8.0'. ONE (1) FREESTANDING SIGN WILL BE ALLOWED FOR THE OVERALL DEVELOPMENT WITH TWO (2) SIGN FACES PER SIGN AND A MAXIMUM OF 75 SQUARE FEET PER FACE. A MAXIMUM OF FOUR (4) ADDITIONAL FREESTANDING SIGNS WILL BE ALLOWED INTERNALLY WITH TWO (2) SIGN FACES PER SIGN AND A MAXIMUM OF 40 SQUARE FEET PER FACE. BUILDING MOUNTED SIGNS SHALL BE LIMITED IN LENGTH TO 66% OF TENANT FRONTAGE AND SHALL CONSIST OF INDIVIDUALLY MOUNTED LETTERING AND/OR LOGOS WITH A MAXIMUM HEIGHT OF THIRTY INCHES (30'). ANY ILLUMINATED SIGN SHALL BE ILLUMINATED INTERNALLY WITH NO BLINKING, FLASHING OR ANIMATED LETTERING OR LOGOS. NO ILLUMINATED SIGNS MAY BE PLACED ALONG EAST OTERO CIRCLE. MORE SPECIFIC SIGNAGE DETAILS WILL BE DETERMINED AT THE TIME OF FINAL DEVELOPMENT PLAN.
- H. LIGHTING: LIGHTING SHALL BE IN THE SAME CHARACTER AS THAT IN HERITAGE GREEN PLAZA, AS APPROVED BY ARAPAHOE COUNTY. ALL LIGHTING SHALL BE DESIGNED AND LOCATED TO DIRECT LIGHT RAYS TO THE LOT OR PROJECT AND AWAY FROM THE ADJACENT RESIDENTIAL AREA. MORE SPECIFIC LIGHTING DETAILS WILL BE DETERMINED AT THE TIME OF FINAL DEVELOPMENT PLAN. MAXIMUM HEIGHT OF LIGHTS SHALL NOT EXCEED 25 FEET.

### SPECIFIC ALLOWABLE USES FOR LAND USE AREAS 1 AND 2

- A. PROPOSED LAND USE: COMMERCIAL OFFICE AND RETAIL USES SIMILAR BUT NOT LIMITED TO -
  - 1 ARTIST SUPPLY STORES
  - 2 AUTOMOBILE PARTS AND SUPPLIES
  - 3 BANKS WITH OR WITHOUT DRIVE-IN FACILITIES
  - 4 BOOK STORES
  - 5 COMPUTER STORES
  - 6 CRAFT AND HOBBY STORES
  - 7 DRUG STORES
  - 8 DRY GOODS AND VARIETY STORES
  - 9 ELECTRICAL AND HOUSEHOLD APPLIANCE SALES
  - 10 FLOWER SHOPS AND PLANT STORES
  - 11 GIFT SHOPS
  - 12 HARDWARE STORES
  - 13 OFFICES - GENERAL, MEDICAL, DENTAL, INCLUDING ALL PROFESSIONAL AND GOVERNMENTAL ACTIVITIES
  - 14 PAINT STORES
  - 15 PET SHOPS
  - 16 PUBLIC AND PRIVATE SCHOOLS INCLUDING NURSERY AND DAY-CARE CENTERS WHERE OUTDOOR PLAY AREAS SHALL BE ENCLOSED BY SIX-FOOT (6') PERIMETER FENCING. SPACE SHALL BE PROVIDED SO THAT TRAFFIC PRODUCED BY THIS LAND USE WILL NOT ADVERSELY AFFECT TRAFFIC MOVEMENT ON OTERO CIRCLE DURING PEAK HOURS.
  - 17 PUBLIC OR PRIVATE PARKING SPACES ANCILLARY TO PERMITTED USES.
  - 18 PUBLIC OR PRIVATE HEALTH CLUBS
  - 19 RESTAURANTS AND OTHER EATING ESTABLISHMENTS INCLUDING LOUNGES WITHOUT DRIVE-UP FACILITIES.
  - 20 SPORTING GOODS AND ATHLETIC EQUIPMENT STORES
  - 21 STATIONERY AND OFFICE SUPPLY STORES
  - 22 TEMPORARY CONSTRUCTION OFFICES
  - 23 THEATERS - INDOOR
  - 24 TOY AND GAME STORES
  - 25 CLOTHING STORES
  - 26 PACKAGE LIQUOR STORES
  - 27 TRAVEL AGENCY
  - 28 SHOE SALES OR SHOE REPAIR
  - 29 NO OUTDOOR STORAGE SHALL BE PERMITTED
  - 30 FOR LAND USE AREA 1 ONLY - SELF STORAGE WITH MANAGER'S RESIDENCE. OUTDOOR STORAGE IS NOT PERMITTED.
- B. EXISTING AND PROPOSED PUBLIC AND PRIVATE RIGHTS-OF-WAY, EASEMENTS, AND DRAINAGEWAYS ARE SHOWN ON THE PLAN.

CASE NUMBER:  
Z95-020

ARAPAHOE COUNTY  
DOUGLAS COUNTY

COUNTY LINE ROAD (120' ROW)

CONTRACT PURCHASER OWNER  
 SUMRALL CORP. MR. ROBERT SUMRALL 5474 EAST MINERAL CIRCLE LITTLETON, COLORADO 80122  
 SCHOMAG GROUP INC. MR. EDWARD M. SANDERS 17 WEST WETMORE TUCSON, ARIZONA 85705

SHEET 2 OF 2 - REVISED:

03/26/96  
02/16/96  
10/20/95  
10/11/95  
10/12/95  
10/06/95  
03/18/95  
08/24/95