

WRITER VILLAGE EAST FIRST AMENDMENT TO THE PRELIMINARY DEVELOPMENT PLAN

SW 1/4 SECTION 27, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
LOCATED AT S. YOSEMITE ST. AND E. DRY CREEK RD, COUNTY OF ARAPAHOE, STATE OF COLORADO

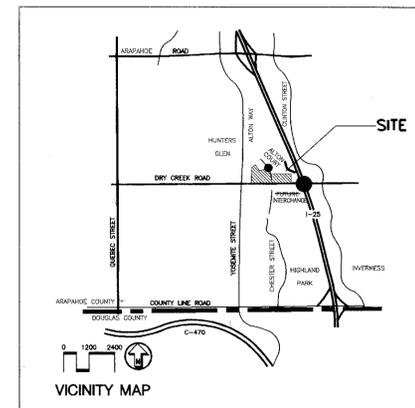
Sheet 1 of 2

DEVELOPMENT CRITERIA COMPARISON CHART

ZONING	Existing PDP - Case No. Z-86-14 MU-PUD	Proposed PDP MU-PUD																															
PERMITTED USES	Use Area A. Administrative and professional offices (in accordance with the Arapahoe County Zoning Resolution for B-1 Zone). Permitted accessory uses within and associated with a primary use building for the convenience of office tenants: 1. day care center; 2. limited convenience businesses (no advertisement to the general public and no external signage allowed) such as: barber/beauty shop, print shops, tobacco shops and newsstands, cafeterias and luncheon facilities, or travel agencies; 3. drive through banking facilities; and 4. athletic club and/or health facility (may be open to general public). Use Area B. Hotel - not to exceed 250 guest rooms. Permitted accessory uses: 1. restaurants, banquet and convention facilities. 2. specialty shops for hotel guests. 3. athletic club and health facility (may be open to general public). 4. other services and activities which would normally be associated with hotel operation.	Use Area A. Administrative and professional offices (in accordance with the Arapahoe County Zoning Resolution for B-1 Zone). Permitted accessory uses within and associated with a primary use building for the convenience of office tenants: 1. day care center; 2. limited convenience businesses (no advertisement to the general public and no external signage allowed) such as: barber/beauty shop, print shops, tobacco shops and newsstands, cafeterias and luncheon facilities, or travel agencies; 3. drive through banking facilities; and 4. athletic club and/or health facility (may be open to general public). Use Area B. Hotel - not to exceed 250 guest rooms & free standing restaurant; the restaurant may not be drive-through and may be built only concurrent with or subsequent to a hotel. Permitted accessory uses: 1. restaurants, banquet and convention facilities. 2. specialty shops for hotel guests. 3. athletic club and health facility (may be open to general public). 4. other services and activities which would normally be associated with hotel operation.																															
MAXIMUM BUILDING HEIGHTS	The height shall be established as follows: "A line of sight shall be established 35 feet above grade at S. Yosemite Street eastward to a point 5,933 feet above sea level at the west setback line of the hotel site. No buildings between those two points shall penetrate that line of sight". There is no restriction on the height of the buildings as long as they do not penetrate that line.	The height shall be established as follows: "A line of sight shall be established 35 feet above grade at S. Yosemite Street eastward to a point 5,933 feet above sea level at the west setback line of the hotel site. No buildings between those two points shall penetrate that line of sight". However, no building constructed for Hotel use shall exceed sixty (60) feet in height.																															
MINIMUM OPEN SPACE	Unobstructed open space will be provided in the following minimum amounts: <table border="1" style="margin-left: 20px; border-collapse: collapse;"> <thead> <tr> <th>Building Height</th> <th>Minimum Open Space</th> </tr> </thead> <tbody> <tr><td>0' - 35'</td><td>20%</td></tr> <tr><td>35' - 55'</td><td>25%</td></tr> <tr><td>55' - 85'</td><td>33%</td></tr> <tr><td>85'+</td><td>40%</td></tr> </tbody> </table>	Building Height	Minimum Open Space	0' - 35'	20%	35' - 55'	25%	55' - 85'	33%	85'+	40%	Unobstructed open space will be provided in the following minimum amounts: <table border="1" style="margin-left: 20px; border-collapse: collapse;"> <thead> <tr> <th>Building Height</th> <th>Minimum Open Space</th> </tr> </thead> <tbody> <tr><td>0' - 35'</td><td>20%</td></tr> <tr><td>35' - 55'</td><td>25%</td></tr> <tr><td>55' - 85'</td><td>33%</td></tr> <tr><td>85'+</td><td>40%</td></tr> </tbody> </table>	Building Height	Minimum Open Space	0' - 35'	20%	35' - 55'	25%	55' - 85'	33%	85'+	40%											
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SIGNAGE	Shall comply with Arapahoe County Zoning Regulations in place at the time of approval.	Shall comply with current Arapahoe County Zoning Regulations except as follows: One fascia sign with two lines of text shall be permitted near the top of the most easterly elevation of a hotel building, with a maximum area of 140 S.F.; the maximum lead letter height shall be 36" and the following letters in each word shall have a maximum height of 27". One fascia sign of one line of text each shall be permitted near the top of the most southerly and northerly elevations of a hotel building, with a maximum area of 120 S.F.; the maximum lead letter height shall be 36" and the following letters in each word shall be a maximum of 27". In addition to the above mentioned signs, one monument sign only of 48 S.F., which is to be in compliance with the Arapahoe County Sign Code, will be allowed along E. Dry Creek Road.																															
MAXIMUM HOTEL RESIDENTIAL UNITS (Use Area B)	250 ROOMS	250 ROOMS																															
MAXIMUM FLOOR AREA RATIO	0.9:1 For use area A & B	0.9:1 For use area A & B																															
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MINIMUM PARKING REQUIREMENTS	Office Hotel 3 sp/1000 g.s.f. 1 sp/room + 5 employee spaces for each 100 rms. or fraction thereof N/A Restaurant Accessory Uses To Be Determined On Final Development Plan	3 sp/1000 g.s.f. 1 sp/room + 5 employee spaces for each 100 rms. or fraction thereof 10 Spaces /1000 Sq. Ft. To Be Determined On Final Development Plan																															

LAND USE COVERAGE CHART

	Acreage	Square Feet	Percent of Site Acreage
A Office	12.1 AC	527,076	66%
B Hotel	6.21 AC	270,508	34%
Total	18.31 AC	797,584	100%



STANDARD NOTES

The owner(s), developer(s), and/or subdivider(s) of the Preliminary Development Plan known as Writer Village East and their respective successors, heirs, and/or assigns, agree to the following notes:

1. 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 stormwater 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 drainage are not properly maintained, the County may provide necessary maintenance and assess the maintenance costs to the owner of the property.

2. 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.

3. Airport Influence Area (AIA) Note (off-site improvements)

To carry out one or more of the following as may be required by the Board of County Commissioners:

- To include said development within a special district for the purpose of participating in the construction of necessary off-site improvements at the time of approval of the final development plan;
- To cooperate with other owners of other parcels and/or other special districts in off-site roadway improvements as necessitated by development impacts as may be determined by the Board of County Commissioners;
- To complete such other improvements to public roadways brought about or impacted by this development as may be determined by the Board of County Commissioners; and,
- To participate and cooperate in any transportation management program as specified in the Arapahoe Airport Influence Area Transportation Study, if such a program is approved and/or adopted by the Board of County Commissioners.

4. Airport Influence Area (AIA) Note (easement/hazard easement)

An Aviation and Hazard Easement affecting all property contained within this Preliminary Development Plan has been legally executed. Said easement document can be found in Document No. A6112692, of the records of the Arapahoe County Clerk & Recorder. The lands contained within this Preliminary Development Plan lie within the Centennial Airport Influence Area, an area which is likely to be affected by aircraft operations and their potential noise and/or crash hazards to a greater degree than lands situated outside of the influence area. All lands contained within this preliminary development plan shall comply with FAA Part 77, "Height and Obstruction Criteria".

GENERAL NOTES

1. Street Lighting

Site lighting will be on the Final Development Plan(s) and will be designed as to minimize off-site glare.

2. Minimum Open Space

Landscaped open space on decks above natural grade, which is accessible and available to the general public, shall be allowed and credited to the open space requirement. Final Development Plans shall include landscape plans including plant materials, irrigation and maintenance considerations.

5. Emergency Access Note

Emergency access is granted herewith over and across all paved areas for police, fire and emergency vehicles.

6. Site Triangle Maintenance Note

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 of the crown on the adjacent roadway within said triangle.

7. 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:

1. Design and construct the local drainage system as defined by the Phase III drainage report and plan.

2. 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 a 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 specified 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.

3. Equitable participate 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.

LEGAL DESCRIPTION

Lot 19, Kelmere Professional Park Filing No. 2, County Of Arapahoe, State of Colorado, except that portion conveyed in deed recorded in Book 4684 at Page 525.

TOGETHER WITH:

Lot 1, Block 1 And Tract A, Kelmere Park West Filing No. 2, County of Arapahoe, State of Colorado.

TOGETHER WITH:

Tract 59, Subdivision of Section 27, Township 5 South, Range 67 West of the Sixth Principal Meridian, County of Arapahoe, State of Colorado, except that portion conveyed for road in deed recorded in Book 640 at Page 465 and except that portion conveyed to the State Department of Highways in deed recorded March 6, 1986 in Book 4690 at Page 655.

Containing 18.044 acres.

AMENDMENT HISTORY

This first Amendment to the Preliminary Development Plan for Writer Village East sets forth the following changes as described:

- Adds 1.732 acres of land to the Preliminary Development Plan.
- Modifies plan content to conform with current Arapahoe County Zoning Regulations.
- Increases the sign standards over Arapahoe County Zoning Regulations by allowing: one 140 S.F. fascia sign on the most easterly elevation of a hotel building with a maximum letter height of 36", one 120 S.F. fascia sign each on the most southerly and northerly elevations of a hotel building with a maximum letter height of 36"

Decreases sign standards by allowing only one monument sign of 48 S.F. near the front of the building on the hotel site.
- Free standing restaurant use added in use Area B, along with setbacks and parking requirements for this use.

The original Preliminary Development Plan (Case No. Z86-14) was approved December 9, 1986.

BOARD OF COUNTY COMMISSIONERS APPROVAL

Approved by the Arapahoe County Board of Commissioners, this 6th day of May A.D., 1997.

Chairman:

Attest:

PLANNING COMMISSION RECOMMENDATION

Recommended by the Arapahoe County Planning Commission, this 4th day of FEBRUARY A.D., 1997.

Chairman:

OWNER OF RECORD

Diane D. Writer managing partner, *Writer Development Ltd.*
(NAME) (TITLE) (ORGANIZATION)

Revisions:
 June 24, 1997
 May 19, 1997
 February 20, 1997
 January 24, 1997
 January 17, 1997
 December 18, 1996
 October 6, 1996
 August 30, 1996
 August 9, 1996
 Date Submitted: July 19, 1996

Writer Village East

4148sh1a

PREPARED BY:

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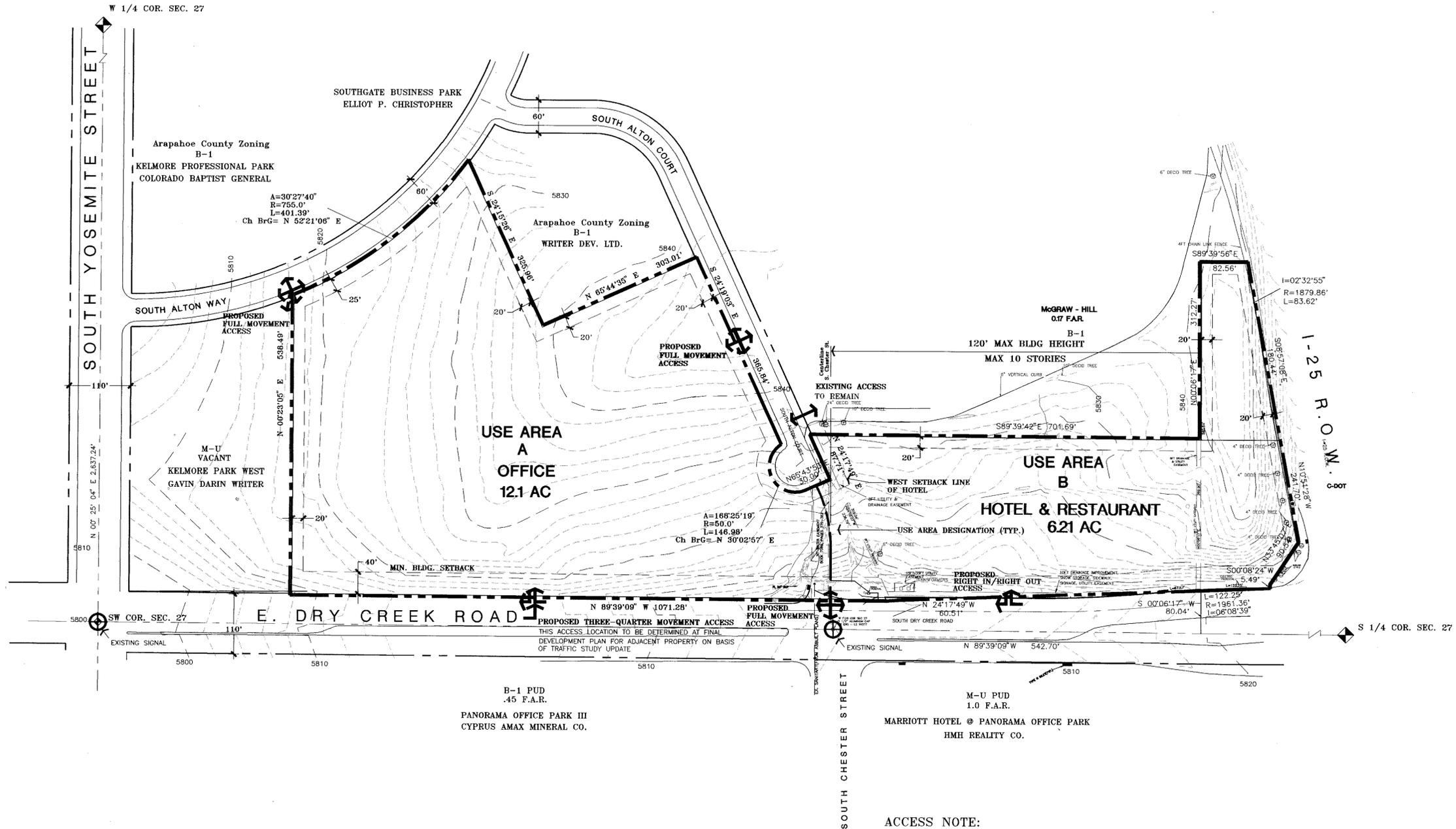
CASE #Z96-13

WRITER VILLAGE EAST

FIRST AMENDMENT TO THE PRELIMINARY DEVELOPMENT PLAN

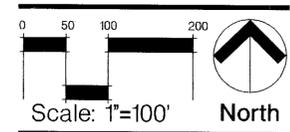
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Sheet 2 of 2



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PREPARED BY: 4148pdp

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ACCESS NOTE:
 SITE ACCESS POINTS SHOWN ON THIS PLAN ARE ONLY PROPOSED ACCESS LOCATIONS AND ARE NOT GRANTED WITH THE APPROVAL OF THIS DOCUMENT.