

THE VIEW / WELTON ST. PARTNERS SECOND AMENDED PRELIMINARY DEVELOPMENT PLAN

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14,
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
ARAPAHOE COUNTY, COLORADO

NOTE: BOLD TYPE REPRESENTS NEW OR CHANGED ITEMS FROM THE PREVIOUS PDP (Z96-014).

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ARAPAHOE COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST QUARTER OF SAID SECTION 14;
THENCE N00°31'26"E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14 A DISTANCE OF 611.03 FEET;
THENCE S64°16'08"E A DISTANCE OF 1415.58 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14;
THENCE N89°50'25"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14 A DISTANCE OF 1280.80 FEET TO THE POINT OF BEGINNING, CONTAINING 8.983 ACRES MORE OR LESS.

AMENDMENT HISTORY

1. ORIGINAL PRELIMINARY DEVELOPMENT PLAN CHANGED THE ZONING FROM A-1 (AGRICULTURE) TO B-3 PUD (Z84-41).
2. THE FIRST AMENDMENT CASE # Z96-014 ALLOWED FOR A GREATER FLEXIBILITY OF LAND USE INCLUDING SOME B-4 USES. THE FIRST PDP AMENDMENT ALSO CLARIFIED PARKING, SIGNS, LIGHTING, FENCING AND ARCHITECTURAL CRITERIA. APPROVED CHANGES ARE SHOWN IN THE "PDP COMPARISON CHART" ON PAGE 2 OF THIS PDP.
3. THE SECOND AMENDMENT CASE #Z98-006 ADDS MINI-STORAGE/SELF STORAGE WITH WATCHMAN QUARTERS, RENTAL STORE AND PACKAGING AND/OR SHIPPING STORE TO THE USES ALLOWED IN PLANNING AREA 1. IT DELETES CAR WASH AND AUTO DETAILING FROM PLANNING AREAS 2 AND 3 AND ADDS CAR WASH AND AUTO DETAILING TO PLANNING AREAS 1, 2 AND 3. APPROVED CHANGES ARE SHOWN IN THE "PDP COMPARISON CHART" ON PAGE 2 OF THIS PDP.

STANDARD NOTES

THE OWNERS, DEVELOPERS, AND/OR SUBDIVIDER(S) OF THE FIRST AMENDED PRELIMINARY DEVELOPMENT PLAN KNOWN AS THE VIEW / WELTON ST. PARTNERS FIRST AMENDED PRELIMINARY DEVELOPMENT PLAN, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

DRAINAGE MASTER PLAN

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 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.
3. 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.

SIGHT TRIANGLE MAINTENANCE

THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SITE 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.

EMERGENCY ACCESS

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

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 THE 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.



Vicinity Map

SCALE: 1"=2000'

LANDSCAPE MAINTENANCE

THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS ASSOCIATION OR AN 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 PROPERTY, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

EXPANSIVE SOILS

EXPANSIVE SOILS ARE KNOWN TO EXIST IN THIS AREA. WHERE THESE CONDITIONS ARE KNOWN TO EXIST, THE RECOMMENDATIONS OF A QUALIFIED SOILS ENGINEER SHALL BE FOLLOWED IN THE DESIGN AND CONSTRUCTION OF THE FOUNDATIONS AND FOOTINGS.

FIRE DEPARTMENT REQUIREMENTS

1. SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION.
2. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS AND ON ALL THROUGH AND ANY PRIVATE ROADS AND DRIVES.
3. ALL ROADS AND DRIVES ARE HEREBY DESIGNATED AS FIRE LANES. WHEN REQUIRED BY THE FIRE DISTRICT, ALL FIRE LANES SHALL BE POSTED "NO PARKING FIRE LANE". ALL FIRE LANES SHALL BE INCLUDED INTO THE ARAPAHOE COUNTY PROGRAM FOR ENFORCEMENT OF PRIVATE PROPERTY PARKING.
4. COMPLETE SPECIFICATIONS AND CONSTRUCTION PLANS SHALL BE SUBMITTED TO THE FIRE DISTRICT FOR REVIEW AND APPROVAL PRIOR TO ANY CONSTRUCTION OCCURRING.
5. ALL FIRE HYDRANTS ARE TO BE INSTALLED IN CONFORMANCE WITH SEC. 1007.7.2 OF THE FIRE CODE REQUIRES THAT NO LANDSCAPING, FENCING, OR ANY OTHER OBSTRUCTION BE PLACED WITHIN THREE FEET OF A FIRE HYDRANT.
6. THE FIRE DISTRICT HAS DEVELOPED A STANDARD BASED UPON THE CURRENT TRENDS IN NEW CONSTRUCTION, REQUIRING THAT ALL NEW ROOFING SYSTEMS BE EITHER NON COMBUSTIBLE OR PART OF AN APPROVED FIRE RATED ROOFING SYSTEM. THE DEVELOPER IS REQUIRED TO MEET WITH THE FIRE DISTRICT AND PRESENT APPROPRIATE PLANS AND SPECIFICATIONS FOR THE FIRE DISTRICT TO REVIEW AND APPROVE.
7. THE FIRE DISTRICT HAS ADOPTED A SAFETY GUIDELINE FOR ALL NEW BUILDINGS AND SUBDIVISIONS. THIS SAFETY GUIDELINE PERTAINS TO THE SAFE AND EFFICIENT MOVEMENT OF FIRE APPARATUS TO EMERGENCY SCENES. THE FIRE DISTRICT NOW REQUIRES ALL NEW BUILDING(S) AND DEVELOPMENT(S) TO ADD TO ANY TRAFFIC SIGNAL REQUIRED, OPTICON TRAFFIC PRE-EMPTION EQUIPMENT. THE DEVELOPER SHALL MEET WITH THE FIRE DISTRICT AND PRESENT APPROPRIATE TRAFFIC SIGNAL PLANS FOR REVIEW AND APPROVAL BY THE FIRE DISTRICT.

GENERAL LANDSCAPE / BUFFER CRITERIA

A MINIMUM 25 FOOT BUFFER AREA SHALL BE PROVIDED TO ADJACENT RESIDENTIAL DEVELOPMENT WEST OF THE PRIVATE CUL DE SAC ROAD. A MINIMUM 15 FOOT BUFFER SHALL BE PROVIDED TO ADJACENT RESIDENTIAL DEVELOPMENT EAST OF THE PRIVATE CUL DE SAC ROAD. A TRANSITION BUFFER AREA SHALL BE PROVIDED BETWEEN THESE TWO BUFFER AREAS THAT IS A MINIMUM OF 20 FEET AT THE SOUTHERN POINT OF THE PRIVATE CUL DE SAC ROAD. ALL LANDSCAPED AREAS SHALL BE PLANTED WITH A COMBINATION OF TREES AND SHRUBS (50% EVERGREEN SPECIES) AND SHALL PROVIDE VISUAL SCREENING AND AESTHETIC APPEAL. BUFFERING WILL BE INCREASED IN AREAS WHERE HEAVY COMMERCIAL USE IS ADJACENT TO LOWER INTENSITY USES. THIS EXTRA SCREENING SHALL MITIGATE GLARE, NOISE, AND VISUAL DISTRACTIONS.

LANDSCAPING / OPEN SPACE

A MINIMUM 10' LANDSCAPED AREA BETWEEN PROPERTY LINE AND EDGE OF PARKING WILL BE PROVIDED. LANDSCAPE PLANS SHALL BE SUBMITTED WITH THE FINAL DEVELOPMENT PLAN. THE DEVELOPER OF EACH PARCEL SHALL PROVIDE THE LANDSCAPING. LANDSCAPING WILL BE PROVIDED AND MAINTAINED IN ALL OPENSAPCE, ALL ISLANDS (PUBLIC AND PRIVATE), AND TO THE EDGE OF PAVEMENT OF ALL PUBLIC ROADS. EACH PROJECT'S LEGAL ENTITY WILL MAINTAIN THE LANDSCAPING.

SIGN CRITERIA

FREESTANDING IDENTIFICATION SIGNS PERMITTED IN THIS SECTION SHALL BE ALLOWED WITHIN THE REQUIRED SETBACK, BUT IN NO EVENT CLOSER THAN TEN FEET (10') TO A PUBLIC RIGHT-OF-WAY LINE.

SPECIFIC PROVISIONS - RETAIL USES

- 1) SINGLE TENANT RETAIL BUILDINGS. A BUILDING CONTAINING ONE RETAIL TENANT SHALL BE PERMITTED A MAXIMUM OF THREE (3) FASCIA SIGNS AND ONE FREESTANDING IDENTIFICATION SIGN. THE FREE-STANDING IDENTIFICATION SIGN SHALL NOT EXCEED SIX FEET (6') IN HEIGHT, NOR FORTY-EIGHT (48) SQUARE FEET PER FACE (MAXIMUM OF TWO (2) FACES).
- 2) MULTI-TENANT RETAIL BUILDINGS. A BUILDING CONTAINING MORE THAN ONE RETAIL TENANT SHALL BE PERMITTED ONE FASCIA SIGN PER ENTRANCE WHICH IDENTIFIES THE NAME OF THE BUILDING ONLY. EACH TENANT IS ALLOWED ONE FASCIA SIGN PER STOREFRONT FACING A PUBLIC AND/OR PRIVATE RIGHT-OF-WAY.
- 3) IF THE PRIMARY ENTRANCE TO A MULTI-TENANT RETAIL BUILDING DOES NOT FACE A PUBLIC RIGHT-OF-WAY AND IF THE REAR OF SAID BUILDING DOES NOT HAVE AN ENTRANCE BUT DOES FACE A PUBLIC RIGHT-OF-WAY, THE REAR FASCIA OF THE TENANT'S LEASE SPACE MAY CONTAIN A FASCIA SIGN. SUCH FASCIA SIGN SQUARE FOOTAGE SHALL NOT EXCEED ONE-HALF (1/2) OF THE SIZE OF THE FASCIA SIGN LOCATED ABOVE THE PRIMARY ENTRANCE TO THE LEASE SPACE.

HOURS OF OPERATION

HOURS OF OPERATION IN PA-1, 2 AND 3 SHALL BE FROM 6:00 A.M. TO 11:00 P.M..

FENCE CRITERIA

NO FENCE SHALL EXCEED EIGHT FEET IN HEIGHT. FENCING MAY INCLUDE MATERIAL CONSISTING OF WOOD, BRICK, STONE, CONCRETE MASONRY, WROUGHT IRON OR CONCRETE. FENCING USED AS REQUIRED SCREENING MAY NOT HAVE MORE THAN 10 SQUARE INCHES OF OPENINGS IN ANY GIVEN SQUARE FOOT OF SURFACE. EXCEPT THAT IF MINI-STORAGE IS THE FINAL USAGE IN PA-3, THE FOLLOWING CRITERIA WILL APPLY: THE SCREENING FENCE BETWEEN MINI-STORAGE AND THE ADJACENT PROPERTIES TO THE SOUTH AND WEST MAY CONSIST OF ALTERNATING PANELS OF WROUGHT IRON FENCING AND CONCRETE MASONRY PLACED SUCH THAT THE CONCRETE MASONRY MINIMIZES VIEWS INTO INTERNAL DRIVES. ALL FENCING ADJACENT TO SURROUNDING USES SHALL BE CONSISTENT IN APPEARANCE.

LIGHTING CRITERIA

ALL LIGHTING SOURCES SHALL BE HIGH PRESSURE SODIUM WHICH ARE INDIRECT, DIFFUSED OR CUT-OFF TYPE FIXTURES TO REDUCE IMPACT TO SURROUNDING USES. THE MAXIMUM HEIGHT OF LIGHT POLES FOR PARKING AREA LIGHTS WITHIN THE DEVELOPMENT SHALL BE 25 FEET. THE MAXIMUM HEIGHT FOR PUBLIC ROADWAY LIGHTS (BY AREA) SHALL BE 35 FEET. LIGHTING STYLE SHALL BE CONSISTENT WITH THE SURROUNDING DEVELOPMENT.

TRASH ENCLOSURE CRITERIA

ALL TRASH STORAGE AREAS SHALL BE VISUALLY SCREENED ON ALL SIDES BY WOOD FENCING, BRICK, STONE, CONCRETE MASONRY, STUCCO, OR CONCRETE CONSISTENT WITH THE ARCHITECTURE OF THE PRIMARY STRUCTURE.

OVERALL SITE ARCHITECTURE

ARCHITECTURAL DETAILING - BUILDINGS ALLOWED WITHIN THIS DEVELOPMENT SHALL BE DESIGNED TO PROVIDE VARIETY AND VISUAL INTEREST WHILE CREATING A UNIFIED OVERALL IMAGE. BUILDING ELEMENTS (MATERIALS, ROOF PITCHES, FOCAL POINTS, ENTRIES) SHOULD HAVE GOOD PROPORTIONS, PROVIDE VARIETY AND CONTRAST AND YET BE COMPLIMENTARY TO ONE ANOTHER. THE ARCHITECTURAL DETAILING SHALL ENCOMPASS ALL FACETS OF THE BUILDING.

COMPATIBILITY - WHERE THE CHARACTER OR SCALE OF A SURROUNDING AREA IS IDENTIFIABLE, NEW DEVELOPMENT SHOULD BE DESIGNED TO MAINTAIN THAT CHARACTER, OR TO KEEP A CONSISTENT CHARACTER WITHIN THE DEVELOPMENT WHICH COMPLIMENTS SURROUNDING USES.

TELECOMMUNICATION EQUIPMENT

ALL ARRAY TELECOMMUNICATIONS EQUIPMENT SHALL CONFORM TO A MAXIMUM HEIGHT OF 10 FEET ABOVE THE STRUCTURE. ONE EQUIPMENT CABINET PER PROVIDER NOT TO EXCEED 6 FEET BY 6 FEET. ALL EQUIPMENT SHALL BE PAINTED IN EARTH TONE COLORS. TELECOMMUNICATIONS EQUIPMENT SHALL BE LIMITED TO ONE UNIT PER THE ENTIRE SITE. ALL FDP APPLICATIONS SHALL CONFORM TO THE COUNTY-WIDE STANDARDS RELATING TO SUCH USES THAT ARE IN EFFECT AT THE TIME OF FDP APPROVAL.

RENTAL STORE CRITERIA

THE APPROXIMATE 2000 SF OF BUILDING DEDICATED TO RENTAL WILL PRIMARILY RENT SMALL YARD TOOLS, HOME IMPROVEMENT TOOLS, SMALL MACHINE EQUIPMENT AND PARTY EQUIPMENT FOR RESIDENTIAL USAGE. STORAGE WILL BE SCREENED WITH APPROVED FENCING ON ALL SIDES. ALL EQUIPMENT SHALL BE STORED WITHIN SCREENED AREA DURING NON-BUSINESS HOURS.

PACKAGING AND/OR SHIPPING STORE CRITERIA

ESTIMATED 2,000 SF BUILDING DEDICATED TO CATERING TO RETAIL CUSTOMERS FOR THE PACKAGING AND MAILING OF PERSONAL GOODS.

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	REVISED FENCING NOTE	JA	4/29/98
2	ADDED PACKAGE/SHIPPING STORE NOTE, REVISED RENTAL STORE NOTE	JA	4/30/98

OWNER:

THE VIEW LLC
JOHN E. CAVEY
MANAGER
791-1967

EVO

CONSULTING, INC.
7939 EAST ARAPAHOE ROAD
SUITE 200
ENGLEWOOD, CO 80134

THE VIEW / WELTON ST. PARTNERS SECOND AMENDED PRELIMINARY DEVELOPMENT PLAN

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14,
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
ARAPAHOE COUNTY, COLORADO

PDP COMPARISON CHART ¹

	PDP (EXISTING) CASE #Z96-014	PDP (AMENDED) CASE #Z98-006
ZONING	MIXED USE PUD (SEE PERMITTED USES)	MIXED USE PUD (SEE PERMITTED USES)
TOTAL SITE ACREAGE	GROSS = 8.99 ACRES NET = 7.77 ACRES	GROSS = 8.99 ACRES NET = 7.77 ACRES
BUILDING HEIGHTS	40 FEET MAXIMUM - 3 STORY	40 FEET MAXIMUM - 3 STORY
BUILDING COVERAGE ON THE LOT: TRACT A = 211,266 SF TRACT B = 129,373 SF	PA 1 = 76,039 SF 30% MAX. (22,812 SF / 0.52 AC) PA 2 = 42,528 SF 30% MAX. (12,758 SF / 0.29 AC) PA 3 = 197,417 SF 30% MAX. (59,225 SF / 1.36 AC)	PA 1 = 76,039 SF 30% MAX. (22,812 SF / 0.52 AC) PA 2 = 42,528 SF 30% MAX. (12,758 SF / 0.29 AC) PA 3 = 197,417 SF 40% MAX. (78,967 SF / 1.81 AC)
OPEN SPACE: TRACT A = 211,266 SF TRACT B = 129,373 SF	PA 1 = 76,039 SF 20% MIN. (15,208 SF / 0.35 AC) PA 2 = 42,528 SF 20% MIN. (8,506 SF / 0.20 AC) PA 3 = 197,417 SF 20% MIN. (39,483 SF / 0.91 AC)	PA 1 = 76,039 SF 20% MIN. (15,208 SF / 0.35 AC) PA 2 = 42,528 SF 20% MIN. (8,506 SF / 0.20 AC) PA 3 = 197,417 SF 20% MIN. (39,483 SF / 0.91 AC)
BUILDING SETBACKS: SMOKY HILL RD. OTHER PUBLIC ROADS WEST PROPERTY LINE SOUTH PROPERTY LINE - 1 STORY - 2 STORY - 3 STORY	25 FEET 25 FEET 25 FEET 25 FEET 35 FEET 45 FEET	25 FEET 25 FEET 25 FEET 25 FEET 35 FEET 45 FEET
MINIMUM DISTANCE BETWEEN STRUCTURES	10 FEET	10 FEET
PARKING: ⁴ COMMERCIAL OFFICE CHURCH NURSERY/GARDEN AUTO SERVICE CENTER: DAYCARE CENTER: SCHOOL: RESTAURANT (FAST FOOD) RESTAURANT (SIT DOWN) HEALTH CLUB CAR WASH MEETING HALL CONVENIENCE STORE MINI-STORAGE/SELF STORAGE CONVENTIONAL SPACE: 9' x 18' COMPACT SPACE: 7-1/2' x 16' COMPACT SPACES NOT TO EXCEED 40% OF TOTAL	1 SPACE/250 SF (ARAPAHOE COUNTY) 1 SPACE/300 SF (ARAPAHOE COUNTY) 1 SPACE/3 SEATS (ARAPAHOE COUNTY) 1 SPACE/200 SF + 1 SPACE/1000 SF OF OUTSIDE SALES AREA (CITY AND COUNTY OF DENVER) 1 SPACE/250 SF (ARAPAHOE COUNTY) 2 SPACES/EACH 3 TEACHERS, EMPLOYEES, OR ADMINISTRATORS (CITY OF AURORA) 1 SPACE/CLASSROOM + 1 SPACE/EA. 1.5 EMPLOYEES (CITY OF AURORA) 1 SPACE/3 SEATS (ARAPAHOE COUNTY) 1 SPACE/3 SEATS (ARAPAHOE COUNTY) 1 SPACE/200 SF (CITY AND COUNTY OF DENVER) 1 SPACE/200 SF (CITY AND COUNTY OF DENVER) 1 SPACE/300 SF (CITY AND COUNTY OF DENVER) 1 SPACE/250 SF (ARAPAHOE COUNTY) N/A CONVENTIONAL SPACE: 9' x 18' COMPACT SPACE: 7-1/2' x 16' COMPACT SPACES NOT TO EXCEED 40% OF TOTAL	1 SPACE/250 SF (ARAPAHOE COUNTY) 1 SPACE/300 SF (ARAPAHOE COUNTY) 1 SPACE/3 SEATS (ARAPAHOE COUNTY) 1 SPACE/200 SF + 1 SPACE/1000 SF OF OUTSIDE SALES AREA (CITY AND COUNTY OF DENVER) 1 SPACE/250 SF (ARAPAHOE COUNTY) 2 SPACES/EACH 3 TEACHERS, EMPLOYEES, OR ADMINISTRATORS (CITY OF AURORA) 1 SPACE/CLASSROOM + 1 SPACE/EA. 1.5 EMPLOYEES (CITY OF AURORA) 1 SPACE/3 SEATS (ARAPAHOE COUNTY) 1 SPACE/3 SEATS (ARAPAHOE COUNTY) 1 SPACE/200 SF (CITY AND COUNTY OF DENVER) 1 SPACE/200 SF (CITY AND COUNTY OF DENVER) 1 SPACE/300 SF (CITY AND COUNTY OF DENVER) 1 SPACE/250 SF (ARAPAHOE COUNTY) 4 SPACES CONVENTIONAL SPACE: 9' x 18' COMPACT SPACE: 7-1/2' x 16' COMPACT SPACES NOT TO EXCEED 40% OF TOTAL
PERMITTED USES	PLANNING AREAS 1, 2, & 3 A. ANIMAL HOSPITAL/VETERINARY CLINIC B. APPLIANCE STORE C. APPURTENANT RETAIL USED THAT ARE COMPATIBLE WITH THE DEVELOPMENT AND NEIGHBORHOOD AND THAT ARE APPROVED IN CONNECTION WITH A FINAL DEVELOPMENT PLAN. ² D. BAKERY E. BEAUTY SALON/BARBER SHOP F. CHURCH W/NO SCHOOL G. COMMERCIAL GREENHOUSE ³ H. COMMERCIAL PLANT NURSERY ³ I. CONTRACTOR'S OFFICE J. DRY CLEANER/LAUNDRY K. FURNITURE STORE L. GENERAL OFFICE M. HEALTH CLUB N. NURSERY SCHOOL/DAY CARE O. PRINTING/COPY SHOP P. PUBLIC/PRIVATE MEETING HALL Q. RESTAURANT (SIT-DOWN W/BAR) R. TELECOMMUNICATIONS (EQUIPMENT, ANTENNA, BUILDINGS) ARRAY AND MONOPOLE, LIMITED TO ONLY ONE UNIT PER ENTIRE SITE. ALL FDP APPLICATIONS SHALL CONFORM TO THE COUNTY-WIDE STANDARDS RELATING TO SUCH USES THAT ARE IN EFFECT AT THE TIME OF FDP APPROVAL. S. TEMPORARY USES ie. X-MAS TREE LOT, SEASONAL SALES STANDS, CONSTRUCTION TRAILERS, OTHERS. PLANNING AREAS 2 & 3 ONLY A. AUTO SERVICE STATION W/MINOR AUTO MAINTENANCE ⁵ B. CAR WASH OR AUTO DETAILING ⁵ C. CONVENIENCE STORE W/NO GAS PUMPS ⁵ D. CONVENIENCE RETAIL OPERATION E. MINOR AUTO MAINTENANCE (OIL CHANGE, BRAKES, ⁵ MUFFLER) F. RESTAURANT (W/DRIVE THRU) ⁵	PLANNING AREAS 1, 2, & 3 A. ANIMAL HOSPITAL/VETERINARY CLINIC B. APPLIANCE STORE C. APPURTENANT RETAIL USED THAT ARE COMPATIBLE WITH THE DEVELOPMENT AND NEIGHBORHOOD AND THAT ARE APPROVED IN CONNECTION WITH A FINAL DEVELOPMENT PLAN. ² D. BAKERY E. BEAUTY SALON/BARBER SHOP F. CHURCH W/NO SCHOOL G. COMMERCIAL GREENHOUSE ³ H. COMMERCIAL PLANT NURSERY ³ I. CONTRACTOR'S OFFICE J. DRY CLEANER/LAUNDRY K. FURNITURE STORE L. GENERAL OFFICE M. HEALTH CLUB N. NURSERY SCHOOL/DAY CARE O. PRINTING/COPY SHOP P. PUBLIC/PRIVATE MEETING HALL Q. RESTAURANT (SIT-DOWN W/BAR) R. TELECOMMUNICATIONS (EQUIPMENT, ANTENNA, BUILDINGS) ARRAY AND MONOPOLE, LIMITED TO ONLY ONE UNIT PER ENTIRE SITE. ALL FDP APPLICATIONS SHALL CONFORM TO THE COUNTY-WIDE STANDARDS RELATING TO SUCH USES THAT ARE IN EFFECT AT THE TIME OF FDP APPROVAL. S. TEMPORARY USES ie. X-MAS TREE LOT, SEASONAL SALES STANDS, CONSTRUCTION TRAILERS, OTHERS. T. MINI-STORAGE/SELF STORAGE WITH 1600 SF OFFICE/WATCHMAN QUARTERS ⁶ U. CAR WASH AND AUTO DETAILING V. RENTAL STORE (SEE DEFINITION ON SHEET 1) W. PACKAGING AND/OR SHIPPING STORE (SEE DEFINITION ON SHEET 1) PLANNING AREAS 2 & 3 ONLY A. AUTO SERVICE STATION W/MINOR AUTO MAINTENANCE ⁵ (MUFFLER) B. CAR WASH OR AUTO DETAILING ⁵ C. CONVENIENCE STORE W/NO GAS PUMPS ⁵ D. CONVENIENCE RETAIL OPERATION E. MINOR AUTO MAINTENANCE (OIL CHANGE, BRAKES, ⁵ MUFFLER) F. RESTAURANT (W/DRIVE THRU) ⁵

NOTES: ¹ THIS CHART ILLUSTRATES THE SIMILARITIES AND CHANGES BETWEEN THE EXISTING PDP (CASE #Z84-41) AND THE AMENDED PDP (CASE #Z96-014). PERMITTED USES AND USES BY SPECIAL REVIEW UNDER THE EXISTING PDP THAT ARE BEING ELIMINATED UNDER THE AMENDED PDP ARE CROSSED OUT. CHANGES AND NEW USES TO BE ALLOWED UNDER THE AMENDED PDP ARE IN BOLD TYPE.
² RETAIL USES LOCATED WITHIN OFFICE BUILDINGS THAT ARE INTENDED PRIMARILY TO PROVIDE A SERVICE FOR OCCUPANTS OF SAID OFFICE BUILDING, AND WHICH ARE NOT ALLOWED EXTERIOR ADVERTISING. SUCH USES MAY INCLUDE A SANDWICH SHOP, BARBER/BEAUTY SHOP, SNACK SHOP/RESTAURANT, DAY CARE, ETC.
³ NO OUTSIDE STORAGE ALLOWED W/EXCEPTION OF GREENHOUSE, NURSERY OR RENTAL STORE.
⁴ SOURCES FOR PARKING STANDARD REQUIREMENTS FOR THE AMENDED PDP ARE SHOWN IN PARENTHESES.
⁵ ANY AUTOMOBILE RELATED USES OR SERVICES, OR RESTAURANT W/DRIVE-THRU WILL BE RESTRICTED TO LOT 2 AS SHOWN ON THE FINAL PLAT, A MINIMUM OF 79 FEET FROM THE SOUTH BOUNDARY.
⁶ NO RENTAL TRUCKS MAY BE STORED WITHIN PLANNING AREA 3.

OWNER
THE VIEW LLC
10661 N. SOLAR DRIVE
LITTLETON, COLORADO 80125

 7/14/98
OWNER OF RECORD DATE

PLANNING COMMISSION RECOMMENDATION
RECOMMENDED BY THE ARAPAHOE COUNTY PLANNING COMMISSION

THIS 19th DAY OF May, A.D., 1998

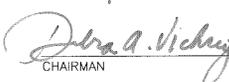
CHAIRMAN

THE FOREGOING OWNERSHIP WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, A.D., 19____
BY _____
NOTARY PUBLIC WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES _____

BOARD OF COUNTY COMMISSIONER APPROVAL
APPROVED BY THE ARAPAHOE COUNTY BOARD OF COMMISSIONERS,

THIS 7th DAY OF July, A.D., 1998
 
CHAIRMAN ATTEST

OWNER:
THE VIEW LLC
JOHN E. CAVEY
MANAGER
791-1967

EVO CONSULTING, INC.
7939 EAST ARAPAHOE ROAD
SUITE 200
ENGLEWOOD, CO 80112

DRAWING: C:\VIEW\PAGE2 - PLOT DATE: 04/30/98

