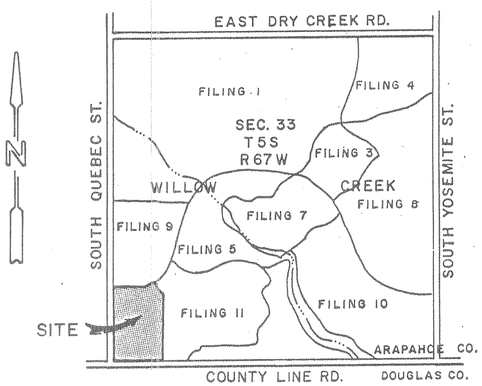
WILLOW CREEK

A SECOND AMENDMENT TO PARCEL 3 OF THE PRELIMINARY DEVELOPMENT PLAN

SHEET 1 OF 2

DEVELOPMENT CRITERIA

	1978 PLAN	1984 PLAN
Area (Acres)	22.911	23.507
Zoning	B-3 PUD	B-3 PUD
Maximum Building Height (feet)	35	35' (5' ADDITIONAL FOR SCREENED MECHANICAL EQUIPMENT)
Land Use:		
Square Footage of Building Area	3A - 120,000 3B - 3,000 3C - 25,000 3D - 32,000	240,000
Minimum Parking Spaces	3A - 400 3B - 56 3C - 116 3D - 118	950
Minimum Open Space (Acres)	3A - 3.07 3B - 2.00 3C - 0.69 3D - 1.90	7.69
Minimum Setbacks from Rear Property Line along Willow Creek Filing No. 11 (feet)	15	25
Minimum Interior Side Lot Line Setback (feet)	0	0
Minimum Space Between Buildings (feet)	10	10
Minimum Setback to County Line Road and Quebec Street	Not Stated	25'
Minimum Setback to East Mineral Drive and East Phillips Circle	Not Stated	25'
Proposed Building Coverage	Not Stated	23%



VICINITY MAP

LEGAL DESCRIPTION

A parcel of land located in the Southwest one-quarter of Section 33, Township 5 South, Range 67 West of the 6th Principal Meridian, Arapahoe County, State of Colorado being more particularly described as follows:

Commencing at the Southwest corner of Section 33, thence North 89° 48'31" East along the South line of Section 33, a distance of 40.00 feet; thence North 00 ° 04'06" East and parallel to the West line of Section 33, a distance of 60.00 feet to the True Point of Beginning; thence continuing North 00° 04' 06' East along the Easterly right-of-way of South Quebec Street, which is 40.00 feet East of the West line of Section 33, a distance of 1219.38 feet to a point on the South right-of-way of East Mineral Drive; thence South 89° 55'54" East along the South right-of-way of East Mineral Drive, a distance of 540.00 feet to a point of curvature; thence continuing along the South right-of-way of East Mineral Drive and along a curve to the left having a radius of 450.00 feet, a central angle of 23° 25'09" and an arc length of 183.93 feet to a point of reverse curvature; thence departing the South right-of-way line of East Mineral Drive and along a curve to the right having a radius of 25.00 feet, a central angle of 83° 21'03" and an arc length of 36.37 feet to a point on the Westerly right-of-way of East Phillips Circle; thence along the Westerly right-of-way of East Phillips Circle and along a curve to the left, having a radius of 198.90 feet, a central angle of 32° 03'20", an arc distance of 111.28 feet; thence South 62° 03'20" East and along the Westerly right-of-way of East Phillips Circle a distance of 11.81 feet; thence South 00° 04'06" West and along the Westerly boundary line of Willow Creek Filing #11, a distance of 1160.54 feet to a point on the Northerly right-of-way of County Line Road; thence South 89° 48'31" West along the North right-of-way of County Line Road, which is 60.00 feet North of and parallel to the South line of Section 33, a distance of 840.01 feet to the True Point of Beginning; containing 23.507 acres more or less.

NOTES

1. This document is to amend Parcel 3 of the Willow Creek amended Preliminary Development Plan dated July 18, 1978.
2. Building and parking are shown for illustrative purposes only. Actual location, square footage and dimensions may vary.
3. The car wash and free standing fast food restaurant uses will be reviewed at the time of Final Development Plan. Such review will include architectural signage and landscaping details.
4. Permitted Uses : All those uses in the B-3 zone except the following:
   - Auto Sales and Repair
   - Billiard Parlor
   - Bowling Alley
   - Bus Depot
   - Food Locker Plant
   - Hotel or Motel
   - Mortuary
   - Outdoor Storage
   - Special Trades Contractor
   - Video Arcade
5. Screening of Parking Areas: Areas between the parking area and Willow Creek No. 11 will be landscaped and bermed to provide a buffer between the retail uses and the adjacent residences. Detailed landscape plans addressing this criteria will be submitted with the Final Site Plan.
6. Health Club shall be limited to hours of operation from 6:00am to 12:00am.
7. At the time of Final Development Plan the review will include the approximate location of loading/service areas and Building D to adjacent residences along with the proposed sidewalk access to Tract "I" of Willow Creek Filing No. 11.
8. The signage plans will be reviewed at the time of Final Development Plan.

Arapahoe County Case No. Z 84-32

Approved this 27th Day of NOVEMBER, 1984

Board of County Commissioners, Arapahoe County, Colorado

By [signature] Chairman

Attest Cathy Smith Deputy Clerk

Owner
The Writer Corporation
27 Inverness Drive East
Englewood, Colorado 80112
303/790-2870

Engineer / Surveyor
Carroll & Lange Inc.
165 South Union Blvd., Suite 156
Lakewood, Colorado 80228
303/980-0200

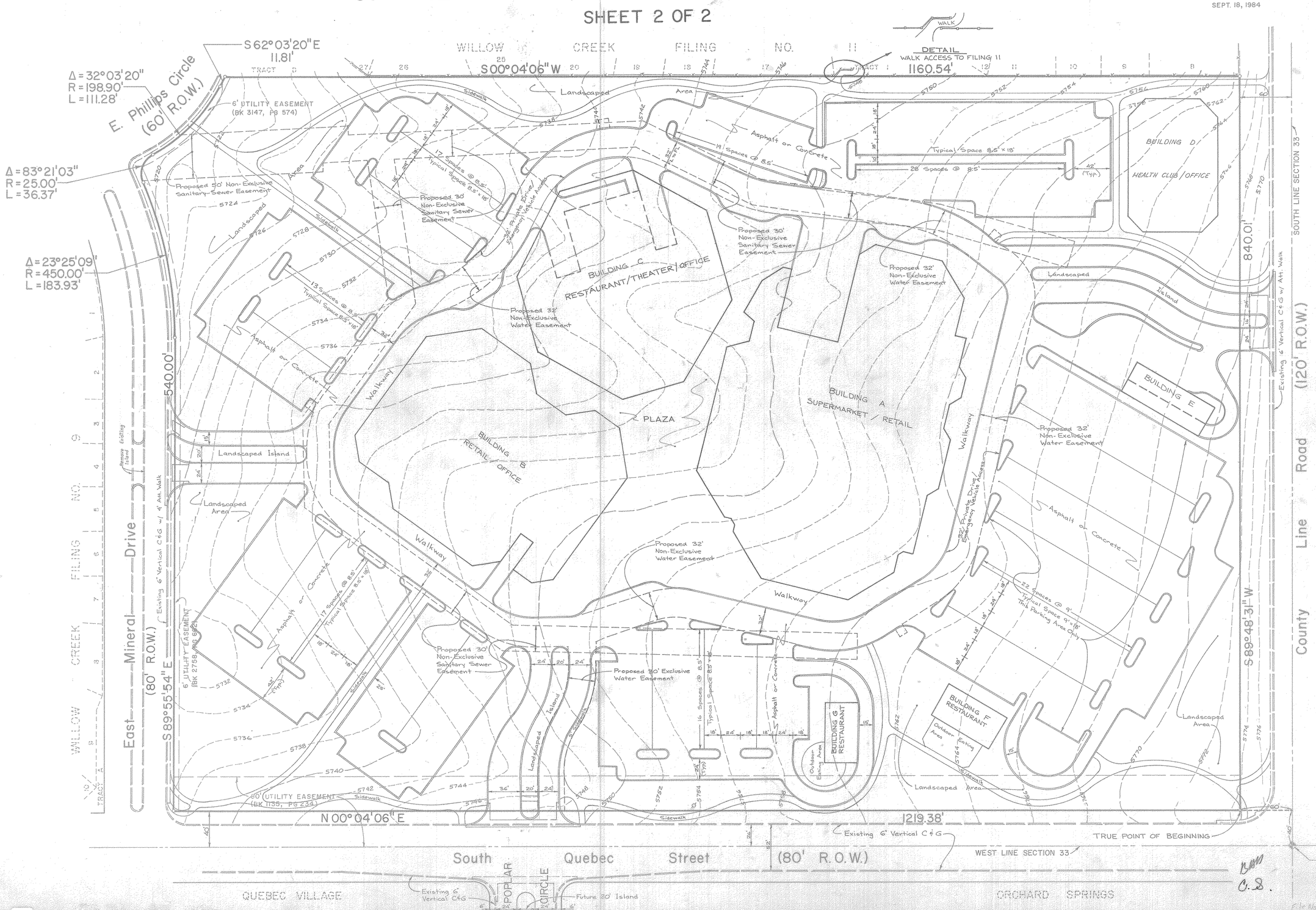
SEPT. 18, 1984

WILLOW CREEK P.D.P. 2ND Amend Parcel-3 Z84-32

1 OF 2

Z84-032

WILLOW CREEK
A SECOND AMENDMENT TO PARCEL 3 OF THE PRELIMINARY DEVELOPMENT PLAN
SHEET 2 OF 2



WILLOW CREEK
P.D.P.
2nd Amend. Parcel 3
Z84-32

2 of 2

Z84-032

C.S.

WILLOW CREEK VILLAGE CENTER: PRELIMINARY DEVELOPMENT PLAN SHT. 2 OF 2 0101