

MARTIN/MARTIN, INC., 4251 Kipling, Wheat Ridge, Colorado 80034-4001
HIGH POINT
PA-21-B

No	Bearing	Chord	Radius	M Arc	C Arc	Delta
001	N13-53-58W	92.330				
002	N55-17-29W	41.650				
003	N19-48-53W	49.600				
004	N53-44-21W	82.700				
005	N00-50-52E	86.950				
006	N30-02-03W	50.100				
007	N86-49-04W	53.060				
008	N31-04-49W	43.170				
009	N29-32-52E	74.100				
010	N20-12-08W	42.130				
011	N52-11-17E	140.230				
012	N18-59-05E	71.710				
013	N02-45-28W	185.050				
014	N26-27-18W	59.460				
015	N53-32-34W	94.180				
016	N68-07-07W	129.050				
017	N46-24-51W	131.430				
018	N04-08-13E	137.490				
019	N01-03-08E	130.360				
020	N07-29-30W	94.370				
021	N45-40-18W	44.040				
022	N04-14-35E	73.760				
023	N16-23-00W	190.680				
024	N05-14-45E	98.930				
025	N18-52-58W	62.420				
026	N05-34-17E	44.390				
027	N51-45-10E	7.320				
028	S89-54-36E	142.430				
029	S29-59-08W	100.100				
030	S05-14-45W	111.930				
031	S16-23-00E	189.960				
032	S04-14-35W	51.090				
033	S45-40-18E	34.490				

No	Bearing	Chord	Radius	M Arc	C Arc	Delta
034	S07-29-30E	128.030				
035	S01-03-08W	138.490				
036	S04-08-13W	101.880				
037	S46-24-51E	78.320				
038	S68-07-07E	123.950				
039	S53-32-34E	123.680				
040	S26-27-18E	95.510				
041	S02-45-28E	217.200				
042	S18-59-05W	110.930				
043	S52-11-17W	21.420				
044	S31-56-47W	14.480	348.000	14.480	14.481	002-23-03
045	S13-37-49W	123.560	185.000	125.980	125.980	039-01-01 (
046	S30-02-03E	67.320				
047	S00-50-52W	29.980				
048	S39-15-14E	24.800	185.000	24.810	24.819	007-41-11 (
049	S33-06-03E	144.070	415.000	144.800	144.803	019-59-31
050	S55-17-29E	15.340				
051	S13-53-58E	136.400				
052	S55-11-23E	44.860				
053	S36-51-36W	80.050				
054	N55-11-23W	72.140				
055	N13-53-58W	43.990				

CLOSURE = 0.041 N23-02-10W
 PERIMETER = 4880.233 PRECISION = 1: 117609
 AREA = 197294.55 SQ. FEET OR 4.529260 ACRES

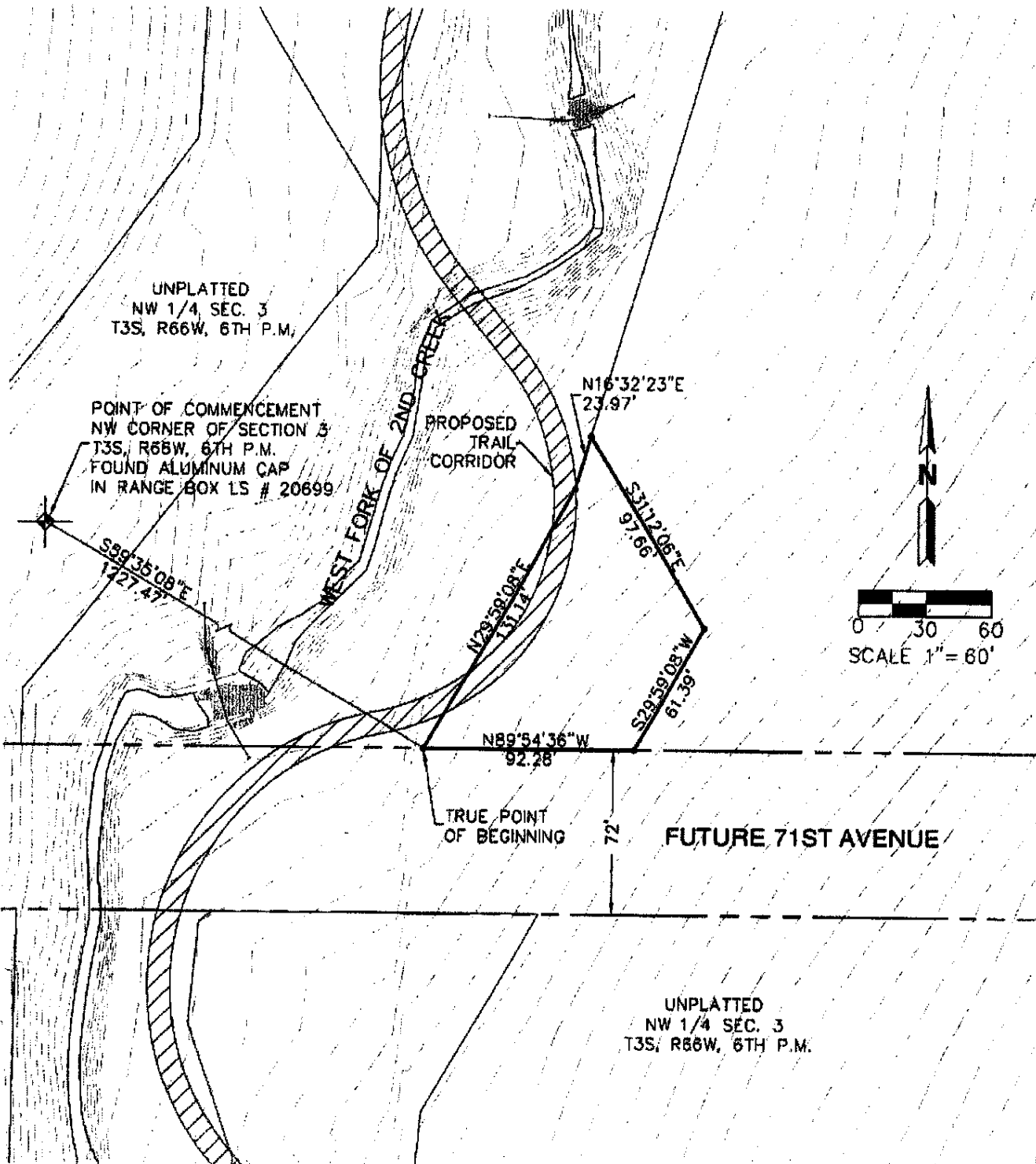
**LEGAL DESCRIPTION
HIGH POINT REGIONAL TRAIL/OPEN SPACE
TRACT PA-21C**

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE S59°35'08"E, 1,227.47 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF FUTURE 71ST AVENUE AND THE TRUE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE N29°59'08"E, 131.14 FEET; THENCE N16°32'23"E, 23.97 FEET; THENCE S31°12'06"E, 97.66 FEET; THENCE S29°59'08"W, 61.39 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE; THENCE N89°54'36"W, 92.28 FEET ALONG SAID RIGHT-OF-WAY TO THE TRUE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINS 0.196 ACRES (8,567 SQUARE FEET), MORE OR LESS.

BASIS OF BEARING: BEARINGS ARE BASED UPON THE ASSUMPTION THAT THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARS N89°32'04"E BETWEEN FOUND MONUMENTS AT THE WEST QUARTER CORNER OF SECTION 3, A 3 1/4" ALUMINUM CAP IN RANGE BOX LS #27278 AND THE CENTER QUARTER OF SECTION 3, A 3 1/4" ALUMINUM CAP LS # 34175.

**PREPARED BY DENNIS PETER
FOR AND ON BEHALF OF
MARTIN/MARTIN, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
JANUARY 11, 2008**




**HIGH POINT
REGIONAL TRAIL / OPEN SPACE
TRACT PA-21-C**

SHEET 1 OF 1

NOTE:
THIS ILLUSTRATION DOES NOT REPRESENT A
MONUMENTED SURVEY. IT IS INTENDED ONLY
TO DEPICT THE ATTACHED DESCRIPTION.
PARCEL CONTAINS 0.196 ACRES 8,567 SF ±

JANUARY 11, 2008

 **MARTIN / MARTIN**
CONSULTING ENGINEERS

12498 WEST GOLFAX AVE.
P.O. BOX 151500
LAKEWOOD, CO 80215
303.431.6100
FAX 303.431.4088

MARTIN/MARTIN, INC., 4251 Kipling, Wheat Ridge, Colorado 80034-4001
HIGH POINT
PA-21-C

No	Bearing	Chord	Radius	M Arc	C Arc	Delta
001	N29-59-08E	131.140				
002	N16-32-23E	23.970				
003	S31-12-06E	97.660				
004	S29-59-08W	61.390				
005	N89-54-36W	92.280				

CLOSURE = 0.005 S41-44-38E
PERIMETER = 406.440 PRECISION = 1: 79854
AREA = 8566.91 SQ. FEET OR 0.196669 ACRES

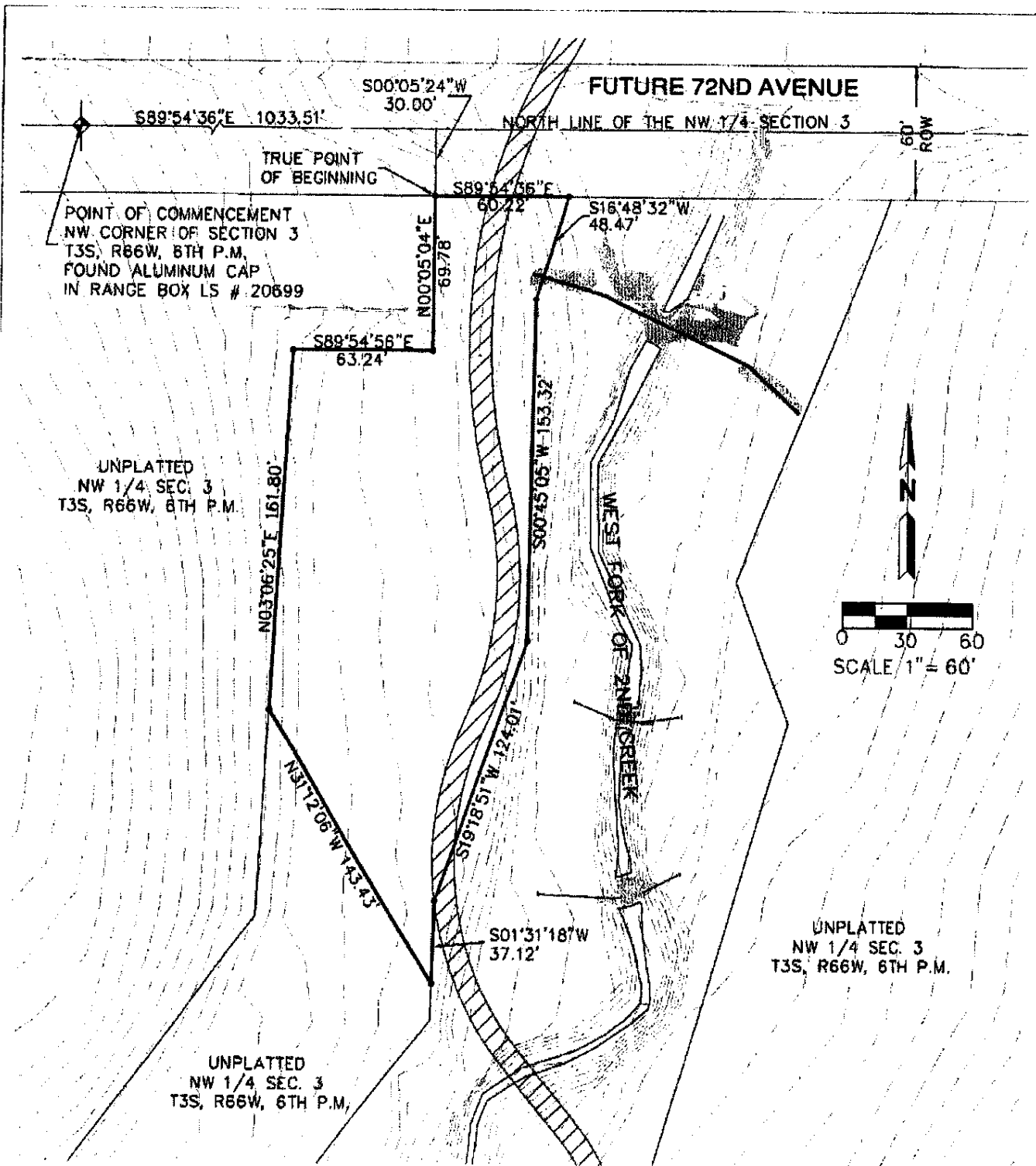
**LEGAL DESCRIPTION
HIGH POINT REGIONAL TRAIL/OPEN SPACE
TRACT PA-21D**

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE S89°54'36"E, 1033.51 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE DEPARTING SAID NORTH LINE S00°05'24"W, 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FUTURE 72ND AVENUE AND THE TRUE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE S89°54'36"E, 60.22 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE S16°48'32"W, 48.47 FEET; THENCE S00°46'05"W, 153.32 FEET; THENCE S19°18'51"W, 124.01 FEET; THENCE S01°31'18"W, 37.12 FEET; THENCE N31°12'06"W, 143.43 FEET; THENCE N03°06'25"E, 161.80 FEET; THENCE S89°54'56"E, 63.24 FEET; THENCE N00°05'04"E, 69.78 FEET TO THE TRUE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINS 0.631 ACRES (27,505 SQUARE FEET), MORE OR LESS.

BASIS OF BEARING: BEARINGS ARE BASED UPON THE ASSUMPTION THAT THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARS N89°32'04"E BETWEEN FOUND MONUMENTS AT THE WEST QUARTER CORNER OF SAID SECTION 3, A 3 1/4" ALUMINUM CAP IN RANGE BOX LS #27278 AND THE CENTER QUARTER OF SECTION 3, A 3 1/4" ALUMINUM CAP LS # 34175.

**PREPARED BY DENNIS PETER
FOR AND ON BEHALF OF
MARTIN/MARTIN, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
JANUARY 11, 2008**



**HIGH POINT
REGIONAL TRAIL / OPEN SPACE
TRACT PA-21-D
SHEET 1 OF 1**

JANUARY 11, 2008

NOTE:

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PARCEL CONTAINS 0.631 ACRES 27,505 SF ±

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12499 WEST GOLFAX AVE.
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LAKEWOOD, CO 80218
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HIGH POINT
PA-21-D

No	Bearing	Chord	Radius	M Arc	C Arc	Delta
001	S89-54-36E	60.220				
002	S16-48-32W	48.470				
003	S00-45-05W	153.320				
004	S19-18-51W	124.010				
005	S01-31-18W	37.120				
006	N31-12-06W	143.430				
007	N03-06-25E	161.800				
008	S89-54-56E	63.240				
009	N00-05-04E	69.780				

CLOSURE = 0.006 N07-47-56E
PERIMETER = 861.390 PRECISION = 1: 133029
AREA = 27504.58 SQ. FEET OR 0.631418 ACRES

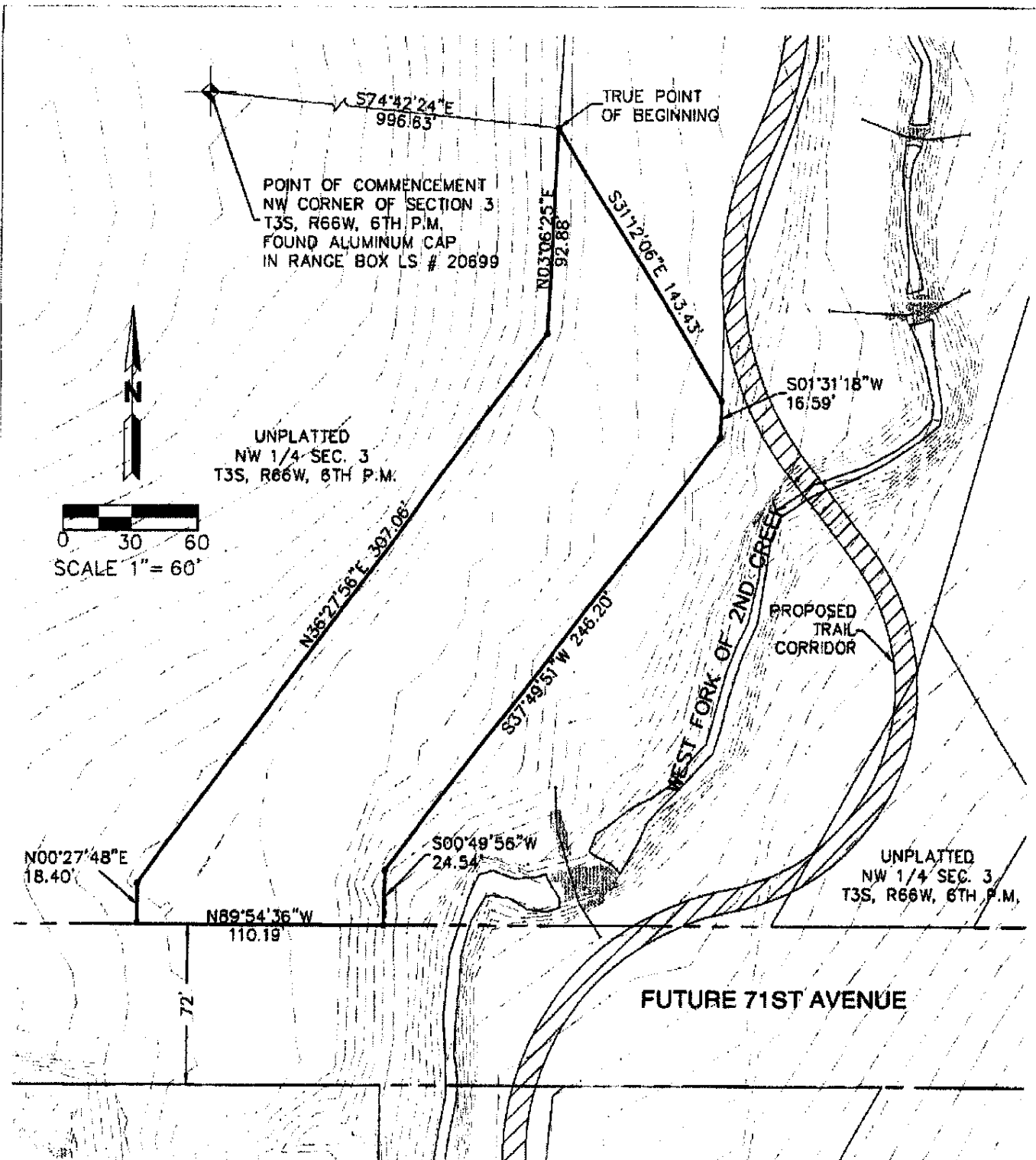
**LEGAL DESCRIPTION
HIGH POINT REGIONAL TRAIL/OPEN SPACE
TRACT PA-21E**

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE S74°42'24"E, 996.63 FEET TO THE TRUE POINT OF BEGINNING; THENCE S31°12'06"E, 143.43 FEET; THENCE S01°31'18"W, 16.59 FEET; THENCE S37°49'51"W, 246.20 FEET; THENCE S00°49'56"W, 24.54 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF FUTURE 71ST AVENUE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE N89°54'36"W, 110.19 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE N00°27'48"E, 18.40 FEET; THENCE N36°27'56"E, 307.06 FEET; THENCE N03°06'25"E, 92.88 FEET TO THE TRUE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINS 0.713 ACRES (31,057 SQUARE FEET), MORE OR LESS.

BASIS OF BEARING: BEARINGS ARE BASED UPON THE ASSUMPTION THAT THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARS N89°32'04"E BETWEEN FOUND MONUMENTS AT THE WEST QUARTER CORNER OF SECTION 3, A 3 1/4" ALUMINUM CAP IN RANGE BOX LS #27278 AND THE CENTER QUARTER OF SECTION 3, A 3 1/4" ALUMINUM CAP LS # 34175.

**PREPARED BY DENNIS PETER
FOR AND ON BEHALF OF
MARTIN/MARTIN, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
JANUARY 11, 2008**




JANUARY 11, 2008

HIGH POINT
REGIONAL TRAIL / OPEN SPACE
TRACT PA-21-E
SHEET 1 OF 1

NOTE:

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PARCEL CONTAINS 0.713 ACRES 31,057 SF ±



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HIGH POINT

PA-21-E

No	Bearing	Chord	Radius	M Arc	C Arc	Delta
001	S31-12-06E	143.430				
002	S01-31-18W	16.590				
003	S37-49-51W	246.200				
004	S00-49-56W	24.540				
005	N89-54-36W	110.190				
006	N00-27-48E	18.400				
007	N36-27-56E	307.060				
008	N03-06-25E	92.880				

CLOSURE = 0.004 N74-09-18E
PERIMETER = 959.290 PRECISION = 1: 214352
AREA = 31057.05 SQ. FEET OR 0.712972 ACRES

**LEGAL DESCRIPTION
HIGH POINT REGIONAL TRAIL/OPEN SPACE
TRACT PA-21F**

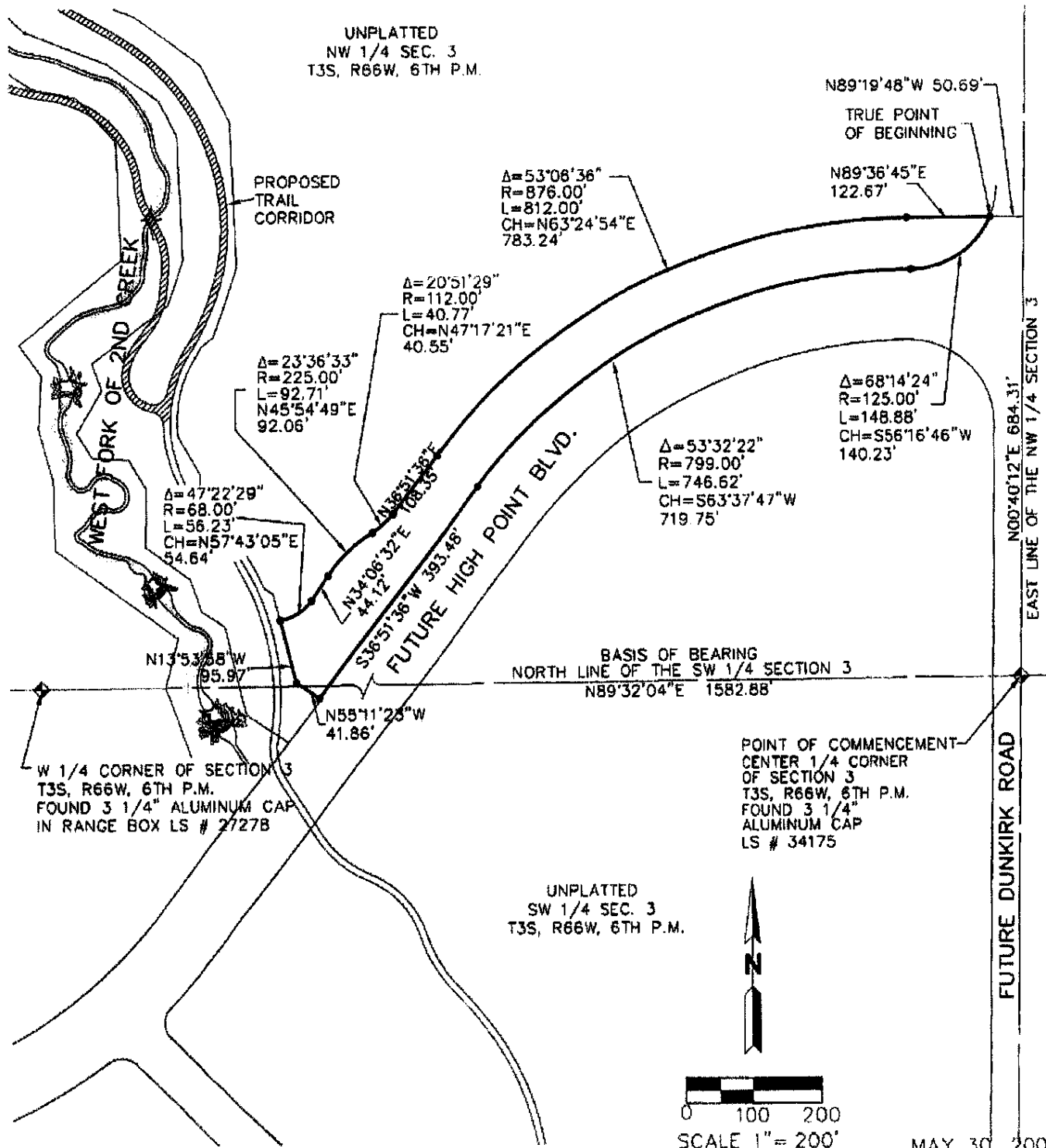
A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER OF SAID SECTION 3; THENCE N00°40'12"E, 684.31 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, THENCE DEPARTING SAID EASTERLY LINE N89°19'48"W, 50.89 FEET THE NORTHERLY RIGHT-OF-WAY LINE OF PROPOSED HIGH POINT BOULEVARD AND THE TRUE POINT OF BEGINNING; THENCE 148.88 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 68°14'24", A RADIUS OF 125.00 FEET AND CHORD THAT BEARS S56°16'46"W, 140.23 FEET; THENCE 746.62 FEET ALONG A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 53°32'22", A RADIUS OF 799.00 FEET AND A CHORD THAT BEARS S63°37'47"W, 719.75 FEET; THENCE S36°51'36"W, 393.48 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE N55°11'23"W, 41.86 FEET; THENCE N13°53'58"W, 95.97 FEET; THENCE 56.23 FEET ALONG A NON TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 47°22'29", A RADIUS OF 68.00 FEET AND A CHORD THAT BEARS N57°43'05"E, 54.64 FEET; THENCE N34°06'32"E, 44.12 FEET; THENCE 92.71 FEET ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 23°36'33", A RADIUS OF 225.00 FEET AND A CHORD THAT BEARS N45°54'49"E, 92.06 FEET; THENCE 40.77 FEET ALONG A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 20°51'29"E, A RADIUS OF 112.00 FEET AND A CHORD THAT BEARS N47°17'21"E, 40.55 FEET; THENCE N36°51'36"E, 108.35 FEET; THENCE 812.00 FEET ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 53°06'36", A RADIUS OF 876.00 FEET AND A CHORD THAT BEARS N63°24'54"E, 783.24 FEET; THENCE N89°36'45"E, 122.67 FEET THE TRUE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINS 2.32 ACRES (101,206 SQUARE FEET), MORE OR LESS.

BASIS OF BEARING: BEARINGS ARE BASED UPON THE ASSUMPTION THAT THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARS N89°32'04"E BETWEEN FOUND MONUMENTS AT THE WEST QUARTER CORNER OF SECTION 3, A 3 1/4" ALUMINUM CAP IN RANGE BOX LS #27278 AND THE CENTER QUARTER OF SECTION 3, A 3 1/2" ALUMINUM CAP LS # 34175.

PREPARED BY DENNIS PETER
FOR AND ON BEHALF OF
MARTIN/MARTIN, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
MAY 30, 2008

UNPLATTED
NW 1/4 SEC. 3
T3S, R66W, 6TH P.M.

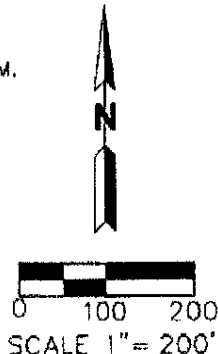


HIGH POINT TRAIL / OPEN SPACE
TRACT PA-21-F
SHEET 1 OF 1

NOTE:
THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

PARCEL CONTAINS 2.32 ACRES 101,208 SF ±

UNPLATTED
SW 1/4 SEC. 3
T3S, R66W, 6TH P.M.



MAY 30, 2008

MARTIN / MARTIN
CONSULTING ENGINEERS

12499 WEST COLFAX AVE.
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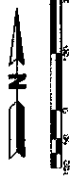
Exhibit D– Depiction of Park and Open Space within Filing #2 Plat
To Be Attached

HIGH POINT SUBDIVISION FILING NO. 2

A PORTION OF THE WEST 1/2 OF SECTION 3, TOWNSHIP 3 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER,
STATE OF COLORADO
3 OF 5

LEGEND

- BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY
- EMBANKMENT LINE
- SECTION CORNER
- SECTION CORNER SET
- OPEN R. 24" (3" IN DIAMETER)
- LOT CORNER (NOT INDICATED)
- OPEN R. 24" (3" IN DIAMETER)
- MARKER BOX FOR RECONSTRUCTION
- PER CITY STANDARDS
- BLOCK NUMBER



CURVE DATA TABLE

STATION	CHORD BEARING	CHORD DISTANCE	CHORD LENGTH
C111	S 72° 56' 31" W	125.48	125.48
C112	S 72° 56' 31" W	125.48	125.48
C113	S 72° 56' 31" W	125.48	125.48
C114	S 72° 56' 31" W	125.48	125.48
C115	S 72° 56' 31" W	125.48	125.48
C116	S 72° 56' 31" W	125.48	125.48
C117	S 72° 56' 31" W	125.48	125.48
C118	S 72° 56' 31" W	125.48	125.48
C119	S 72° 56' 31" W	125.48	125.48
C120	S 72° 56' 31" W	125.48	125.48
C121	S 72° 56' 31" W	125.48	125.48
C122	S 72° 56' 31" W	125.48	125.48
C123	S 72° 56' 31" W	125.48	125.48
C124	S 72° 56' 31" W	125.48	125.48
C125	S 72° 56' 31" W	125.48	125.48
C126	S 72° 56' 31" W	125.48	125.48
C127	S 72° 56' 31" W	125.48	125.48
C128	S 72° 56' 31" W	125.48	125.48
C129	S 72° 56' 31" W	125.48	125.48
C130	S 72° 56' 31" W	125.48	125.48
C131	S 72° 56' 31" W	125.48	125.48
C132	S 72° 56' 31" W	125.48	125.48
C133	S 72° 56' 31" W	125.48	125.48
C134	S 72° 56' 31" W	125.48	125.48
C135	S 72° 56' 31" W	125.48	125.48
C136	S 72° 56' 31" W	125.48	125.48
C137	S 72° 56' 31" W	125.48	125.48
C138	S 72° 56' 31" W	125.48	125.48
C139	S 72° 56' 31" W	125.48	125.48
C140	S 72° 56' 31" W	125.48	125.48
C141	S 72° 56' 31" W	125.48	125.48
C142	S 72° 56' 31" W	125.48	125.48
C143	S 72° 56' 31" W	125.48	125.48
C144	S 72° 56' 31" W	125.48	125.48
C145	S 72° 56' 31" W	125.48	125.48
C146	S 72° 56' 31" W	125.48	125.48
C147	S 72° 56' 31" W	125.48	125.48
C148	S 72° 56' 31" W	125.48	125.48
C149	S 72° 56' 31" W	125.48	125.48
C150	S 72° 56' 31" W	125.48	125.48
C151	S 72° 56' 31" W	125.48	125.48
C152	S 72° 56' 31" W	125.48	125.48
C153	S 72° 56' 31" W	125.48	125.48
C154	S 72° 56' 31" W	125.48	125.48
C155	S 72° 56' 31" W	125.48	125.48
C156	S 72° 56' 31" W	125.48	125.48
C157	S 72° 56' 31" W	125.48	125.48
C158	S 72° 56' 31" W	125.48	125.48
C159	S 72° 56' 31" W	125.48	125.48
C160	S 72° 56' 31" W	125.48	125.48
C161	S 72° 56' 31" W	125.48	125.48
C162	S 72° 56' 31" W	125.48	125.48
C163	S 72° 56' 31" W	125.48	125.48
C164	S 72° 56' 31" W	125.48	125.48
C165	S 72° 56' 31" W	125.48	125.48
C166	S 72° 56' 31" W	125.48	125.48
C167	S 72° 56' 31" W	125.48	125.48
C168	S 72° 56' 31" W	125.48	125.48
C169	S 72° 56' 31" W	125.48	125.48
C170	S 72° 56' 31" W	125.48	125.48
C171	S 72° 56' 31" W	125.48	125.48
C172	S 72° 56' 31" W	125.48	125.48
C173	S 72° 56' 31" W	125.48	125.48
C174	S 72° 56' 31" W	125.48	125.48
C175	S 72° 56' 31" W	125.48	125.48
C176	S 72° 56' 31" W	125.48	125.48
C177	S 72° 56' 31" W	125.48	125.48
C178	S 72° 56' 31" W	125.48	125.48
C179	S 72° 56' 31" W	125.48	125.48
C180	S 72° 56' 31" W	125.48	125.48
C181	S 72° 56' 31" W	125.48	125.48
C182	S 72° 56' 31" W	125.48	125.48
C183	S 72° 56' 31" W	125.48	125.48
C184	S 72° 56' 31" W	125.48	125.48
C185	S 72° 56' 31" W	125.48	125.48
C186	S 72° 56' 31" W	125.48	125.48
C187	S 72° 56' 31" W	125.48	125.48
C188	S 72° 56' 31" W	125.48	125.48
C189	S 72° 56' 31" W	125.48	125.48
C190	S 72° 56' 31" W	125.48	125.48
C191	S 72° 56' 31" W	125.48	125.48
C192	S 72° 56' 31" W	125.48	125.48
C193	S 72° 56' 31" W	125.48	125.48
C194	S 72° 56' 31" W	125.48	125.48
C195	S 72° 56' 31" W	125.48	125.48
C196	S 72° 56' 31" W	125.48	125.48
C197	S 72° 56' 31" W	125.48	125.48
C198	S 72° 56' 31" W	125.48	125.48
C199	S 72° 56' 31" W	125.48	125.48
C200	S 72° 56' 31" W	125.48	125.48

1/4 CORNER OF SECTION 3
T3S, R66W, T3S, R66W, T3S, R66W
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER,
STATE OF COLORADO
CENTRAL ZONE (NAD 83-93)
E 2887145.120
E 2887145.120

1/4 CORNER OF SECTION 3
T3S, R66W, T3S, R66W, T3S, R66W
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER,
STATE OF COLORADO
CENTRAL ZONE (NAD 83-93)
E 2887145.120
E 2887145.120

1/4 CORNER OF SECTION 3
T3S, R66W, T3S, R66W, T3S, R66W
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER,
STATE OF COLORADO
CENTRAL ZONE (NAD 83-93)
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STATE OF COLORADO
CENTRAL ZONE (NAD 83-93)
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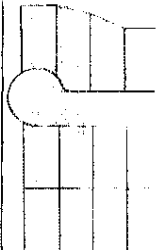
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RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
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E 2887145.120
E 2887145.120



REV. 08/14/12
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 08/14/12

Exhibit E – Commercial Park Location

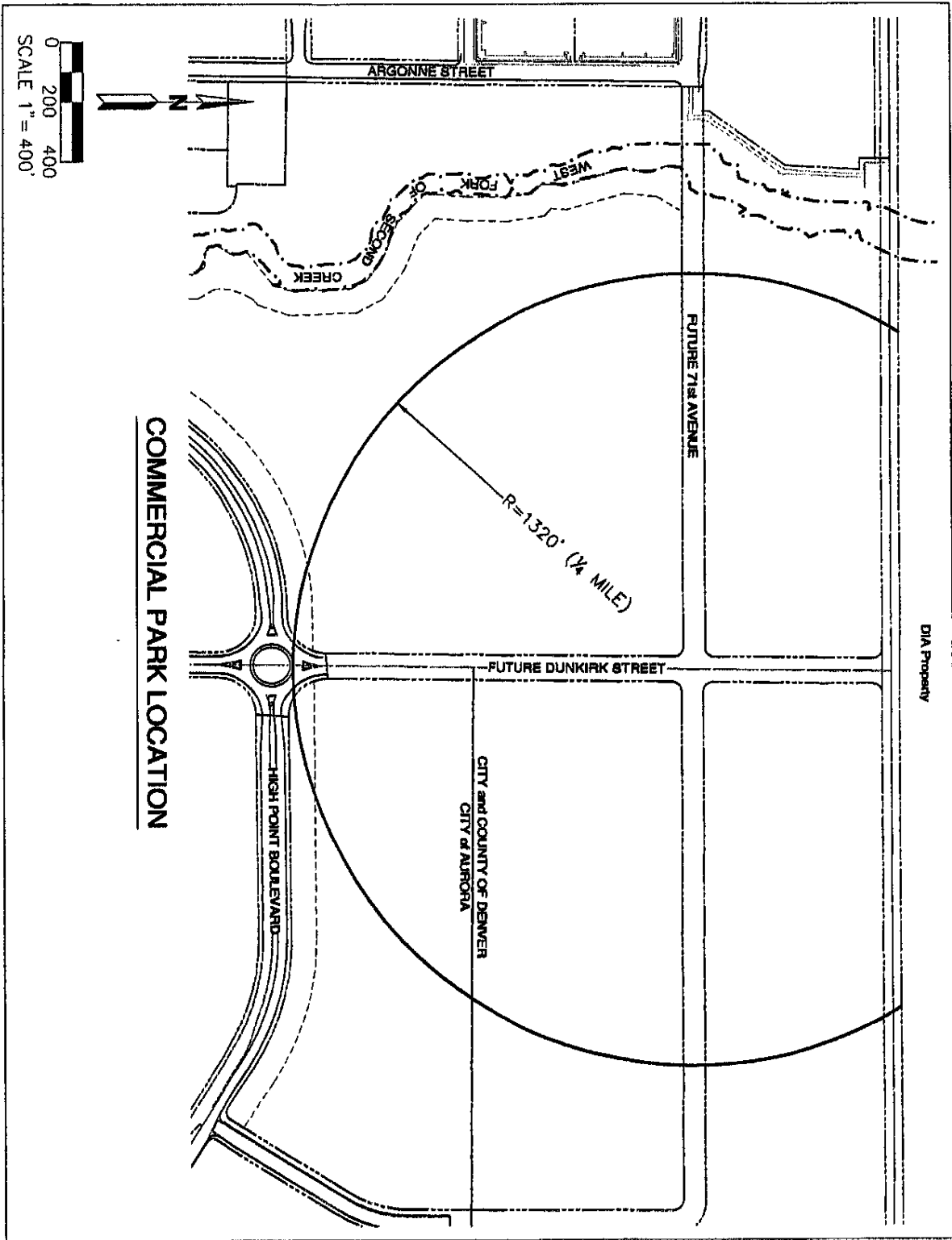
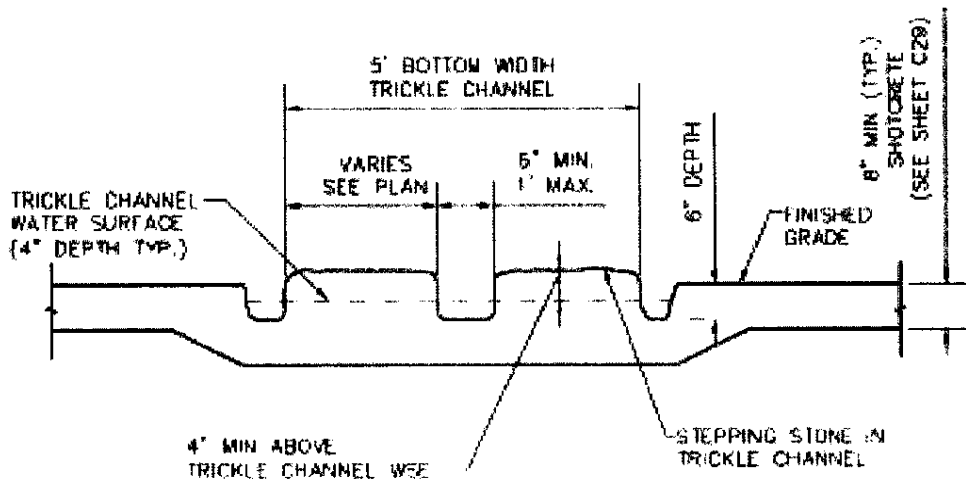
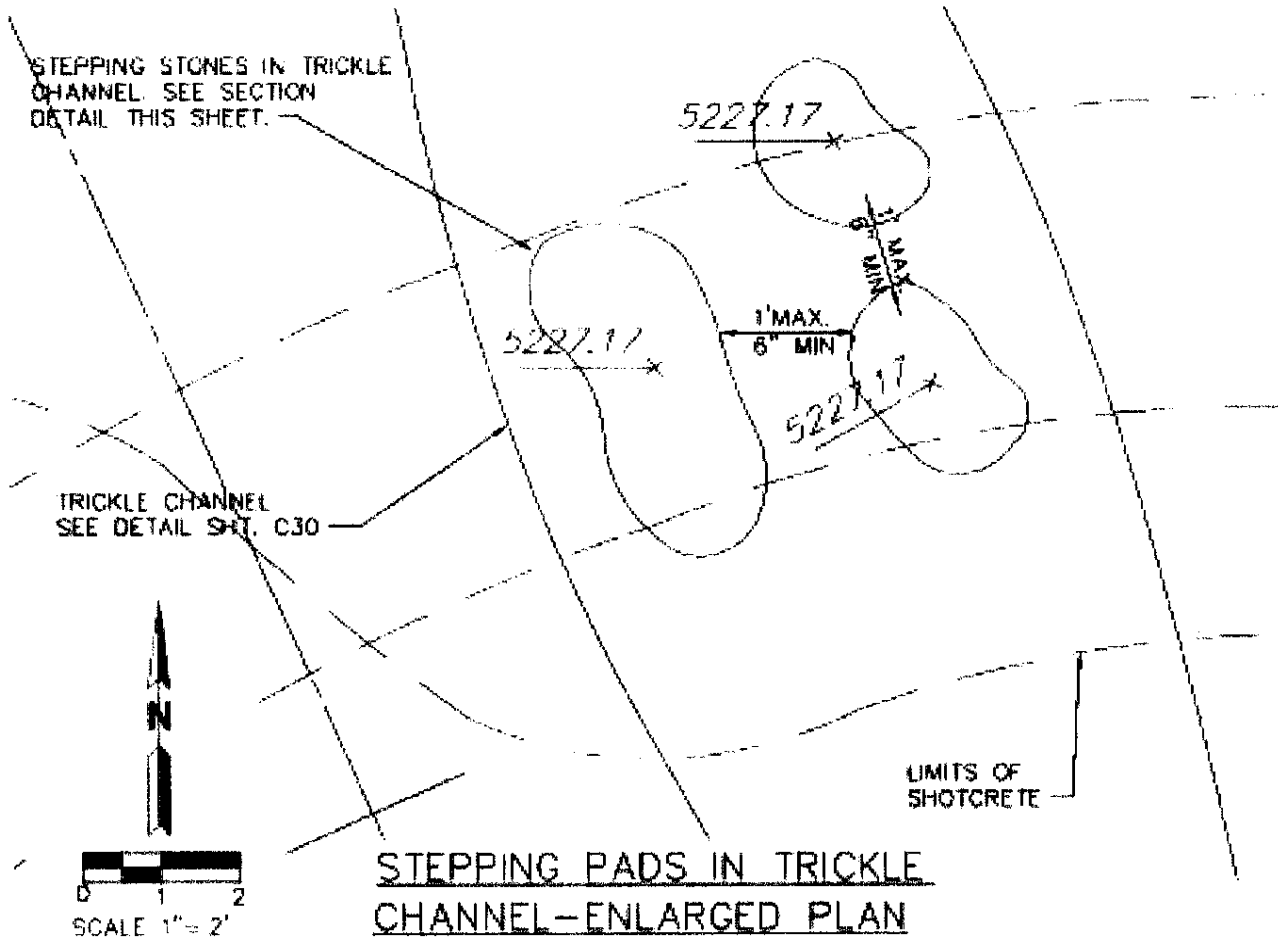


Exhibit F – Conceptual Depiction of Low Water Creek Crossings



STEPPING PADS IN TRICKLE CHANNEL SECTION

SCALE: NTS

Exhibit - Creek Crossing

Note: The above details are included in the West Fork of 2nd Creek construction plans DE8-2007-0054, SP-2007-003, details 'stepping pads in trickle channel - enlarged plan' and 'stepping pads in trickle channel section', Sheet C24, Dated June 14, 2008.

Exhibit G - Design Standards for Development Abutting City Property

1. **Applicability.**

Exhibit F, "Design Standards for Development Abutting City Property" ("**Design Standards**"), shall apply to all development on Site properties abutting City Property. For purposes of this exhibit, "City Property" shall have the same meaning as stated in paragraph 2 of this Agreement, and shall include all component parts listed in paragraph 2(a) of this Agreement.

2. **Applicable Regulations and Conflicting Provisions.**

(a) **Design Guidelines for Denver Gateway.** Urban design standards and guidelines entitled "Design Guidelines for Denver Gateway" (adopted by City in Summer 1999), and any successor document, hereinafter collectively referred to as "Gateway Design Guidelines", shall apply to development as specified in paragraph 1 above.

(b) **Exhibit F.** The Design Standards in this Exhibit F shall apply to development as specified in paragraph 1 above.

(c) **Applicable Development Review Process.** All development review procedures stated in the Gateway Design Guidelines shall apply to development as specified in paragraph 1 above.

(d) **Conflicting Provisions.** In case of conflict between applicable regulations stated in the Gateway Design Guidelines and in the Design Standards, the regulation stated in the Design Standards shall control and apply unless otherwise specifically addressed in the Design Standards.

3. **Site Planning Standards and Guidelines.**

(a) **Intent.** The following site planning standards and guidelines are intended to acknowledge that the City Property is a notable natural attribute within the greater Denver Gateway area, and more specifically within the Site. The City Property must be a fundamental framework element for development in this area, and should be utilized to organize and coordinate new development. Site development should take fullest possible advantage of this positive attribute, and relate to – rather than turn its back on – the City Property.

(b) All components of the City Property shall be "Organizing Features", as that term is defined and described in the Gateway Design Guidelines. All development abutting City Property shall comply with the "Organizing Features" standards and guidelines stated in the Gateway Design Guidelines, except as stated in this paragraph. For properties abutting the Open Space, Trail Corridor, and West Fork of Second Creek component parts of City Property, the organizing feature standards that require the feature to be embedded in the framework of streets, blocks, and lots, or that prohibit such feature being used for drainage detention, shall not apply. Access and orientation to the City Property required herein shall be in addition to any other required access and orientation standard in the Gateway Design Guidelines.

(c) Development plans for properties abutting City Property shall include appropriate public access connections to trails and pathways located on City Property. Abutting development should provide additional sidewalk and trail connections to City Property wherever possible.

(d) For any development site abutting City Property, parking lot exposure to City Property shall be minimized. To the maximum extent feasible, buildings should be sited to separate parking lots from City Property. Appropriate landscape or landform screening, including but not limited to berms, continuous evergreen plantings, or solid masonry walls no higher than four (4) feet, shall be provided where separation of parking lots from City Property is not feasible.

(e) Development shall include lighting at trail connections for additional safety.

(f) Development abutting City Property should include seating, trash receptacles and other amenities that can be shared with regional trail users.

4. Building Design Standards and Guidelines.

(a) **Intent.** These building design standards and guidelines are intended to reinforce the character and quality of abutting City Property with buildings that orient all or some of their active (non-service) spaces to City Property, that ensure fully developed architecture, including quality finishes, details, and fenestration on all facades facing City Property, and that are designed to establish mountain views across the City Property.

(b) All buildings and structures, including parking lots, shall be setback a minimum of ten (10) feet from the boundary of City Property.

(c) All buildings shall be designed with four sided architecture. Building elevations visible from abutting City Property shall have forms and materials comparable in quality and consistent in design with elevations visible from adjacent streets.

(d) To the maximum extent feasible, building service areas, including but not limited to utility meters, ground-mounted utility equipment, and waste disposal/pick-up sites, shall be located along or on a building façade that does not orient to City Property. If compliance with this standard is not feasible, building service areas oriented to City Property shall be screened from public view by landform and/or evergreen plantings, or by architectural walls integrated into the primary building façade.

(e) Buildings shall be designed to take advantage of views to abutting City Property and to the Front Range of the Rocky Mountains.

(f) Building massing shall take advantage of "walk-out" opportunities wherever feasible, particularly when the building abuts the Open Space, Trail Corridor, or West Fork of Second Creek components of City Property.

5. Landscape Design Standards and Guidelines.

(a) **Intent.** These landscape design standards and guidelines are intended to reinforce and reflect the natural character of the City Property, and to provide acceptable transitions and buffers

between City Property and abutting development.

(b) The landscape design palette for site development edges abutting City Property shall be reflective of the palette existing or established on City Property. Landscape design for these areas should visually extend the open space character of City Property onto the abutting site.

(c) Perimeter landscapes for portions of property abutting City Property shall be developed to a level of quality and finish consistent with other portions of the Site and shall not be treated with less importance. This is the concept of "four-sided landscape architecture."

(d) Fencing shall be minimized abutting City Property. Where fences are installed, they shall be a minimum of seventy-five percent (75%) open, maximum four (4) feet in height (except where City ordinances specifically require a taller fence height), and constructed of masonry, wood, wrought iron, or metal bars not exceeding 1.5 inches in diameter.

(e) To the maximum extent feasible, grading on property abutting City Property shall follow the natural contours of the land and provide a transition from the Site to City Property without abrupt slope transitions. Grading of land areas abutting City Property shall result in finished gradients consistent with the natural grade of abutting City Property and, to the maximum extent feasible, without resort to retaining walls. All man-made slopes shall be no steeper than 3:1, unless the City finds that a steeper slope is necessary to avoid an abrupt transition to natural grade on abutting City Property.

(f) The use of retaining walls directly abutting City Property shall be minimized.

(i) Where possible, building form should be used for grade transition rather than retaining walls.

(ii) Where retaining walls are used, they shall be integrated with building architecture and employ quality materials consistent with the primary building's architecture and materials. Permitted retaining wall materials include natural stone, cultured stone, or sculpted concrete forms. Retaining walls constructed of wood or treated wood are prohibited.

(iii) Retaining walls shall be no higher than four (4) feet. If multiple retaining walls are required, they shall be tiered with a minimum landscape area separation of eight (8) feet between walls

Exhibit H – Vested Uses

1. Planning Areas #14 and 15 (PA-14 and PA-15)

- Planned Uses: Single-family, multi-family residential and commercial (RMU-20)
- Boundaries: High Point Boulevard, West Fork of Second Creek, Dunkirk Street, 64th Ave., Argonne Street
- Vested Uses:
 - Residential:
 - Dwelling, multiple unit
 - Dwelling, single unit
 - Nursing home, hospice
 - Live/work residential
 - Residence for older adults
 - Residential, institutional/special
 - Rooming and/or boarding house
 - Retail, service, office
 - Animal sales, service, care, household pets only
 - Banking and financial services
 - Bed and breakfast
 - Bookstore
 - Eating place
 - Food sales or market, small
 - Office: nondental, nonmedical
 - Retail, service, repair, consumer, small scale
 - Industrial, wholesale, transportation, utilities
 - Utility, minor impact
 - Arts, entertainment, recreation, institutions
 - Child care center
 - Church, religious institution
 - Clinic, office, laboratory, dental or medical
 - Community or senior center or recreational facility
 - Fire station
 - Library
 - Museums, other special purpose cultural institutions
 - Parks, public, open space, associated buildings*
 - Police station
 - Postal facility, neighborhood
 - School, elementary or secondary
 - University or college
- Vested Density (Allowable): 1.0 FAR
- * = Need not be enclosed

2. Planning Area #17 South (PA-17 South)

- Planned Uses: Retail, commercial, multi-family residential (CMU-10)
- Boundaries: 65th Ave, Argonne Street, 64th Ave., Tower Road
- Vested Uses:
 - Residential:
 - Artist studio

- Dwelling, multiple unit
- Live/work residential
- Residence for older adults
- Residential, institutional/special
- Rooming and/or boarding house
- Retail, service, office
 - Animal sales, service, care, household pets only
 - Banking and financial services
 - Bed and breakfast
 - Bookstore
 - Brewpub
 - Communications service
 - Eating place*
 - Food sales or market, large
 - Food sales or market, small
 - Furniture, furnishings, retail sale, large scale
 - Hotel
 - Laboratory, research, development, technological service
 - Liquor store
 - Office: nondental, nonmedical
 - Printing service, publishing, business support
 - Retail, service, repair, consumer, medium scale
 - Retail, service, repair, consumer, small scale
 - Retail, service, repair, consumer, special
- Industrial, wholesale, transportation, utilities
 - Manufacturing, fabrication, and assembly, custom
 - Recycling collection station
 - Utility, major impact
 - Utility, minor impact
- Construction, mining, agriculture
 - Agriculture, limited*
- Arts, entertainment, recreation, institutions
 - Child care center
 - Church, religious institution
 - Clinic, office, laboratory, dental or medical
 - Club or lodge
 - Community or senior center or recreational facility
 - Fire station
 - Library
 - Museums, other special purpose cultural institutions
 - Parks, public, open space, associated buildings*
 - Police station
 - Postal facility, neighborhood
 - Recreation services, indoor
 - School, elementary or secondary, boarding allowed
 - School, vocational or professional, small, no flight training allowed
 - Studio, professional
 - Theater, indoor

- University or college
- Vested Density (Allowable): 2.0 FAR
- * = Need not be enclosed

3. Planning Area #17 North (PA-17 North), Planning Area #19 South of Development Contour (PA-19 South)

- Planned Uses: Retail, commercial, multi-family residential (CMU-20)
- Boundaries: Development Contour Line, Argonne Street, 65th Ave., Tower Road
- Vested Uses:
 - Residential:
 - Artist studio
 - Dwelling, multiple unit
 - Live/work residential
 - Residence for older adults
 - Residential, institutional/special
 - Rooming and/or boarding house
 - Retail, service, office
 - Animal sales, service, care, household pets only
 - Banking and financial services
 - Bed and breakfast
 - Bookstore
 - Brewpub
 - Communications service
 - Eating place*
 - Food sales or market, large
 - Food sales or market, small
 - Furniture, furnishings, retail sale, large scale
 - Hotel
 - Laboratory, research, development, technological service
 - Liquor store
 - Motel
 - Office: nondental, nonmedical
 - Printing service, publishing, business support
 - Retail, service, repair, consumer, large scale
 - Retail, service, repair, consumer, medium scale
 - Retail, service, repair, consumer, small scale
 - Retail, service, repair, consumer, special
 - Industrial, wholesale, transportation, utilities
 - Manufacturing, fabrication, and assembly, custom
 - Recycling collection station
 - Utility, major impact
 - Utility, minor impact
 - Construction, mining, agriculture
 - Agriculture, limited*
 - Arts, entertainment, recreation, institutions
 - Child care center
 - Church, religious institution
 - Clinic, office, laboratory, dental or medical

- Club or lodge
- Community or senior center or recreational facility
- Fire station
- Library
- Museums, other special purpose cultural institutions
- Parks, public, open space, associated buildings*
- Police station
- Postal facility, neighborhood
- Recreation services, indoor
- School, elementary or secondary, boarding allowed
- Vested Density (Allowable): 1.0 FAR
- * = Need not be enclosed

4. Planning Area #24 (PA-24)

- Planned Uses: Office, Mixed-use (CMU-10)
- Boundaries: North property line / 72nd Ave. alignment, East property line / Himalaya Road alignment, 71st Ave., Dunkirk Street
- Vested Uses:
 - Retail, service, office
 - Animal sales, service, care, household pets only, no boarding
 - Banking and financial services
 - Bookstore
 - Brewpub
 - Communications service
 - Eating place*
 - Food sales or market, large
 - Food sales or market, small
 - Furniture, furnishings, retail sale, large scale
 - Hotel
 - Laboratory, research, development, technological service
 - Liquor store
 - Postal processing center
 - Office: nondental, nonmedical
 - Printing service, publishing, business support
 - Retail, service, repair, consumer, medium scale
 - Retail, service, repair, consumer, small scale
 - Retail, service, repair, consumer, special
 - Industrial, wholesale, transportation, utilities
 - Manufacturing, fabrication, and assembly, custom
 - Recycling collection station
 - Utility, major impact
 - Utility, minor impact
 - Construction, mining, agriculture
 - Agriculture, limited*
 - Arts, entertainment, recreation, institutions
 - Child care center
 - Church, religious institution
 - Clinic, office, laboratory, dental or medical

- Club or lodge
- Community or senior center or recreational facility
- Fire station
- Library
- Museums, other special purpose cultural institutions
- Parks, public, open space, associated buildings*
- Police station
- Postal facility, neighborhood
- Recreation services, indoor
- School, elementary or secondary
- School, vocational or professional
- Studio, professional
- Theater, indoor
- University or college
- Vested Density (Allowable): 2.0 FAR
- * = Need not be enclosed

5. Planning Area #26 (PA-26)

- Planned Uses: Office, Mixed-use (CMU-30)
- Boundaries: 71st Ave., East property line / Himalaya Road alignment, City boundary line / 70th Ave. alignment, Dunkirk Street
- Vested Uses:
 - Retail, service, office
 - Animal care, kennel, cattery
 - Animal sales, service, care, household pets only
 - Automobile gasoline filling station, emissions inspection
 - Automobile repair garage
 - Automobile wash, laundry and/or polishing shop*
 - Automobile, motorcycle, light truck sales, leasing, rental*
 - Banking and financial services
 - Bookstore
 - Brewpub
 - Communications service
 - Eating place*
 - Food preparation and sales, commercial
 - Food sales or market, large
 - Food sales or market, small
 - Furniture, furnishings, retail sale, large scale
 - Garden supply store
 - Home building materials and supplies, sales, or rental
 - Hotel
 - Laboratory, research, development, technological service
 - Liquor store
 - Motel
 - Office: nondental, nonmedical
 - Printing service, publishing, business support
 - Retail, service, repair, consumer, large scale
 - Retail, service, repair, consumer, medium scale

- Retail, service, repair, consumer, small scale
- Retail, service, repair, consumer, special
- Vehicle, equipment sales, leasing, service, rental*
- Industrial, wholesale, transportation, utilities
 - Manufacturing, fabrication, and assembly, custom
 - Manufacturing, fabrication, and assembly, general
 - Manufacturing, fabrication, and assembly, heavy
 - Manufacturing, fabrication, and assembly, light
 - Parking of vehicles* within an enclosed structure
 - Railroad passenger terminal
 - Recycling collection station
 - Recycling plant, scrap processor
 - Terminal, freight, air courier services*
 - Terminal, public transportation, local*
 - Utility, major impact
 - Utility, minor impact
 - Wholesale trade, light, and/or storage of nontoxic, nonhazardous materials
- Arts, entertainment, recreation, institutions
 - Ambulance service
 - Child care center
 - Church, religious institution
 - Clinic, office, laboratory, dental or medical
 - Club or lodge
 - Community or senior center or recreational facility
 - Conference center, meeting hall
 - Fire station
 - Library
 - Mortuary
 - Museums, other special purpose cultural institutions
 - Parks, public, open space, associated buildings*
 - Police station
 - Postal facility, neighborhood
 - Recreation services, indoor
 - Recreation services, outdoor*
 - School, elementary or secondary
 - School, vocational or professional
 - Sports and/or entertainment facility
 - Studio, professional
 - Theater, indoor
 - University or college
- Construction, mining, agriculture
 - Agriculture, limited*
 - Contractors, special trade, general
 - Contractors, special trade, heavy, contractor yard*
 - Nursery, plant
- Vested Density (Allowable): 1.0 FAR
- * = Need not be enclosed

6. Planning Area #25 (PA-25)

- Planned Uses: Office, Mixed-use (CMU-30)
- Boundaries: 71st Ave., Dunkirk Street, High Point Boulevard, West Fork of Second Creek
- Vested Uses:
 - Retail, service, office
 - Animal care, kennel, cattery
 - Animal sales, service, care, household pets only
 - Automobile gasoline filling station, emissions inspection
 - Automobile repair garage
 - Automobile wash, laundry and/or polishing shop*
 - Banking and financial services
 - Bookstore
 - Brewpub
 - Communications service
 - Eating place*
 - Food preparation and sales, commercial
 - Food sales or market, large
 - Food sales or market, small
 - Furniture, furnishings, retail sale, large scale
 - Garden supply store
 - Home building materials and supplies, sales, or rental
 - Hotel
 - Laboratory, research, development, technological service
 - Liquor store
 - Motel
 - Office: nondental, nonmedical
 - Printing service, publishing, business support
 - Retail, service, repair, consumer, large scale
 - Retail, service, repair, consumer, medium scale
 - Retail, service, repair, consumer, small scale
 - Retail, service, repair, consumer, special
 - Service, repair, commercial
 - Industrial, wholesale, transportation, utilities
 - Manufacturing, fabrication, and assembly, custom
 - Manufacturing, fabrication, and assembly, general
 - Manufacturing, fabrication, and assembly, light
 - Parking of vehicles* within an enclosed structure
 - Railroad passenger terminal
 - Terminal, public transportation, local*
 - Utility, major impact
 - Utility, minor impact
 - Wholesale trade, light, and/or storage of nontoxic, nonhazardous materials
 - Arts, entertainment, recreation, institutions
 - Ambulance service
 - Child care center
 - Church, religious institution
 - Clinic, office, laboratory, dental or medical
 - Club or lodge

- Community or senior center or recreational facility
- Conference center, meeting hall
- Fire station
- Library
- Mortuary
- Museums, other special purpose cultural institutions
- Parks, public, open space, associated buildings*
- Police station
- Postal facility, neighborhood
- Recreation services, indoor
- Recreation services, outdoor*
- School, elementary or secondary
- School, vocational or professional
- Sports and/or entertainment facility
- Studio, professional
- Theater, indoor
- University or college
- Construction, mining, agriculture
 - Agriculture, limited*
 - Contractors, special trade, general
 - Contractors, special trade, heavy, contractor yard*
 - Nursery, plant
- Vested Density (Allowable): 1.0 FAR
- * = Need not be enclosed

7. Planning Area #31 (PA-31)

- Planned Uses: Office, Mixed-use (CMU-30)
- Boundaries: High Point Boulevard, Dunkirk Street, Neighborhood Park
- Vested Uses:
 - Retail, service, office
 - Animal care, kennel, cattery
 - Animal sales, service, care, household pets only
 - Automobile gasoline filling station, emissions inspection
 - Automobile repair garage
 - Automobile wash, laundry and/or polishing shop*
 - Banking and financial services
 - Bookstore
 - Brewpub
 - Communications service
 - Eating place*
 - Food preparation and sales, commercial
 - Food sales or market, large
 - Food sales or market, small
 - Furniture, furnishings, retail sale, large scale
 - Garden supply store
 - Home building materials and supplies, sales, or rental
 - Hotel
 - Laboratory, research, development, technological service

- Liquor store
- Motel
- Office: nondental, nonmedical
- Printing service, publishing, business support
- Retail, service, repair, consumer, large scale
- Retail, service, repair, consumer, medium scale
- Retail, service, repair, consumer, small scale
- Retail, service, repair, consumer, special
- Industrial, wholesale, transportation, utilities
 - Manufacturing, fabrication, and assembly, custom
 - Manufacturing, fabrication, and assembly, general
 - Manufacturing, fabrication, and assembly, light
 - Parking of vehicles* within an enclosed structure
 - Terminal, public transportation, local*
 - Utility, major impact
 - Utility, minor impact
 - Wholesale trade, light, and/or storage of nontoxic, nonhazardous materials
- Arts, entertainment, recreation, institutions
 - Ambulance service
 - Child care center
 - Church, religious institution
 - Clinic, office, laboratory, dental or medical
 - Club or lodge
 - Community or senior center or recreational facility
 - Conference center, meeting hall
 - Fire station
 - Library
 - Mortuary
 - Museums, other special purpose cultural institutions
 - Parks, public, open space, associated buildings*
 - Police station
 - Postal facility, neighborhood
 - Recreation services, indoor
 - Recreation services, outdoor*
 - School, elementary or secondary
 - School, vocational or professional
 - Sports and/or entertainment facility
 - Studio, professional
 - Theater, indoor
 - University or college
- Construction, mining, agriculture
 - Agriculture, limited*
 - Contractors, special trade, general
 - Contractors, special trade, heavy, contractor yard*
 - Nursery, plant
- Vested Density (Allowable): 1.0 FAR
- * = Need not be enclosed

Definitions of Vested Uses

The following words and phrases, when used in this Development Agreement, shall have the meanings respectively ascribed to them:

- *Agriculture, limited:* Limited agricultural activities including, but not limited to: grazing of livestock, forage and feed crop production, sod farming, truck farming, and fruit and nut tree orchards; excluding, however, feed lots, hog farms, dairies, poultry and egg production facilities, bee-keeping and apiaries, horse boarding, and riding stables.
- *Ambulance service:* The dispatching of vehicles for transportation of ill or injured persons to or from treatment facilities together with incidental storage and maintenance of such vehicles.
- *Animal care, kennel, cattery:* A facility providing animal care or boarding services not restricted to household pets with overnight accommodations, animal hospitals, boarding kennels, and/or the maintaining, raising, harboring and/or boarding of four (4) or more dogs or six (6) or more cats or six (6) or more dogs and cats.
- *Animal sales, service, or care, household pets only:* An establishment engaged in sale, grooming, day care, boarding or providing treatment or care for animals, including sales of animal supplies and overnight observation kennels. All sales of animals, grooming, day care, boarding, treatment, care and overnight observation kennels shall be for household pets only. The use must be completely enclosed except that outdoor animal runs or other areas in which dogs will be allowed outside of an enclosed structure off leash (hereinafter "outdoor run") are allowed between the hours of 6:30 a.m. and 9:00 p.m. Outdoor runs are subject to the procedures specified for administrative review, and these procedures shall be followed prior to the initial approval for a use permit or the addition, relocation or expansion of an outdoor run for a permit previously issued. Animal sales service or care uses over twenty thousand (20,000) square feet in gross floor area that use a majority of their gross floor area for retail sales shall not have more than fifteen (15) percent of their gross floor area devoted to overnight boarding and the use shall be completely enclosed at all times. The facilities shall be constructed, maintained and operated so that neither the sound nor smell of any animals boarded or kept on the premises during the time that full enclosure is required can be discerned on other zone lots provided however that existing facilities may continue to be maintained and operated as previously permitted. Breeding kennels or catteries are not permitted under this use.
- *Assisted living facility:* A residential structure or structures licensed by the state as an assisted living residence and housing more than eight (8) adults. This use is a residential facility that makes available to more than eight (8) adults not related to the owner of such facility, either directly or indirectly through a resident agreement with the resident, room and board and at least the following services: personal services; protective oversight; social care due to impaired capacity to live independently; and regular supervision that shall be available on a twenty-four-hour basis, but not to the extent that regular twenty-four-hour medical or nursing care is required. Such a use shall not include residential treatment facilities for substance abusers or the mentally ill. This use shall not include the uses nursing home, hospice or residence for older adults. An assisted living facility shall not be considered a residential care use. A facility which otherwise meets this definition but has eight (8) or fewer residents shall be considered a residential care use, small, and not an assisted living facility.

- *Automobile gasoline filling, or emissions inspection station:* A retail establishment engaged in the sale of automotive fuel, motor oil, and/or services, which provide for the routine maintenance of automobiles. Such services may include washing, polishing, greasing, emissions testing, tire repair, wheel alignment, brake repair, muffler replacement, engine tune-up, flushing of radiators, servicing of air conditioners, and other activities of minor repair and servicing. The establishment may include the sale of compressed natural gas, liquefied petroleum, or other types of fuel for vehicles as regulated by the fire department. Any above ground fuel tanks shall be located a minimum of one thousand (1,000) feet from a protected use, as defined by the fire department; provided, however, that such spacing may be reduced by the zoning administrator with the review and concurrence of the fire department. Need not be enclosed. This definition includes the uses in the following SIC groups:

5541 Gasoline service stations, except truck stops;

7549 Automotive services, except the following: towing service, automotive; and wrecker service (towing), automotive; or

An emissions inspection facility qualifying for an "inspection only" license from the state; such station shall be placed upon and anchored to a concrete pad. Notwithstanding more restrictive provisions of article V, division 2, signs permitted in enumerated districts, such station shall have no more than four (4) signs with a total area of fifty (50) square feet; provided, however that no wall of the structure shall have more than twenty (20) square feet of sign area. Other sign features shall be regulated by the provisions of article IV, divisions 1 and 2. Notwithstanding more restrictive provisions of this chapter, the permit application for such station need not meet the requirement for any development plan or PBG site plan submittal; provided, however, that the permit application shall include a site plan drawn to scale which shows the exact location of the proposed structure, vehicle waiting area, adjoining driving aisles and buildings; a space shall be provided for five (5) vehicles awaiting testing and such vehicles shall not obstruct any designated parking aisle or driveway. Vehicle testing area need not be enclosed.

- *Automobile wash, laundry, and/or polishing shop:* Facilities where motor vehicles are washed, cleaned, and/or waxed by hand or with manually operated equipment or automatic machinery.
 - a. If customer self-service operated, in addition to any other required off-street parking, sufficient space shall be provided on the same zone lot to accommodate three (3) vehicles waiting to be washed for each washing stall; and
 - b. Vehicles serviced or stored for customers shall not be parked on streets, alleys, public sidewalks, or tree lawns.
- *Automobile, motorcycle, light truck sales, leasing, or rental:* Sales, leasing, rental, and related servicing of new and used automobiles, light trucks, vans and sport utility vehicles limited to a capacity of not more than one-and-one-half (1½) tons, motorcycles, motor scooters, mopeds, all-terrain vehicles, snowmobiles, go-carts, utility trailers, and similar items; excluding, however, commercial wrecking, dismantling, or junkyard. All outdoor display areas shall comply with use and maintenance of off-street parking areas. This definition includes, but is not limited to, all uses in the following SIC groups:

551 New and used car dealers;

552 Used car dealers;

557 Motorcycle dealers.

- *Automobile parts recycling business:* An establishment at which motor vehicles are dismantled for the purpose of selling useable parts and which does not include a junkyard. Vehicle parts and bodies shall be arranged and/or stacked in an orderly manner. Outdoor aisles shall be graveled or covered with a dust-free surface material, and the site along with abutting street right-of-way areas shall be kept free of weeds and litter. The dismantling area shall not be visible from the street or from abutting residential or business zoned properties. Outdoor storage areas shall be enclosed by a solid wall or fence, except where such business adjoins a similar use along a side or rear lot line. Provision shall be made to control, contain and collect for proper disposal oil, antifreeze and other liquids generated by the dismantling or storage of motor vehicles or parts. Disposal of CFC's (chlorofluorocarbons) from vehicle air conditioners shall be done in accordance with chapter 4 of the Revised Municipal Code and applicable rules and regulations.
- *Automobile repair garage:* An establishment engaged in performing major repairs to and the servicing of automobiles. Such work excludes commercial wrecking, dismantling, junkyard, tire, and truck-tractor repair. Major repair may include engine overhaul or replacement, body work, upholstery work, glass replacement, transmission overhaul, brake repair with drum and disc grinding, replacement of electrical accessories such as starters and alternators, frame alignment, and rebuilding of wrecked automobiles. Outdoor storage of vehicles awaiting repair, materials, or supplies is controlled by enclosure requirements of the specific use district; however, any unenclosed areas shall be provided with a fence or wall constructed to a height adequate to conceal any vehicles, equipment or supplies located on the zone lot; proper grading for drainage; asphalt, oil or any other dust-free surfacing; and on-going maintenance to keep the areas in good condition, free of weeds, dust, trash, and debris. This use includes body work and painting. This definition includes, but is not limited to, all uses in the following SIC groups:
 - 753 Automotive repair shops;
 - 7549 Automotive services.
- *Automobile rental facility:* The rental of automobiles under conditions where (1) the storage of all rental automobiles is located on the same zone lot as the office for the automobile rental service, (2) no mechanical or maintenance work on automobiles shall be done on the premises, (3) the land area assigned for storage of rental automobiles shall not be included for computation of any required off-street parking space
- *Banking and financial services:* A facility engaged in deposit banking or extending credit in the form of loans. This definition includes, but is not limited to, all uses in the following SIC groups:
 - 60 Depository institutions;
 - 61 Nondepository institutions.
- *Bed and breakfast:* An owner-occupied or manager-occupied residential structure providing rooms for temporary, overnight lodging, with or without meals, for paying guests, or, a residential structure which is operated by the resident owner as a temporary lodging for paying

guests and which satisfies certain conditions related to structures and districts for preservation as specified in chapter 30, landmark preservation.

- *Bookstore*: A retail establishment which, as its primary business, engages in the sale, rental, or other charge-for-use of books, magazines, newspapers, greeting cards, postcards, videotapes, computer software, and/or any other printed or electronically conveyed information or media, excluding any "adult establishment," "adult bookstore," "adult theater," "theater," or "studio theater."
- *Brewpub*: An eating place which includes the brewing of beer as an accessory use. No more than thirty (30) percent of the product, either in bottles or kegs, may be sold to off-premises customers. Notwithstanding more restrictive provisions of this chapter, such accessory use may occupy up to twenty (20) percent of the gross floor area of the eating place.
- *Child care center*: A facility defined as a child care center under chapter 11 of the Denver Revised Municipal Code which is maintained for the whole or part of the day but for less than twenty-four (24) hour care of five (5) or more children, not related to the owner, operator, or manager thereof, from the ages of six (6) weeks through sixteen (16) years, whether such facility is operated with or without compensation for such care, and with or without stated educational purposes, subject to the licensing requirements of the state and the city.
- *Church or religious institution*: A building, together with its accessory buildings and uses, where persons regularly assemble for religious worship and which building, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain public worship.
- *Clinic, office, laboratory, dental or medical*: A building or group of buildings in which the primary use is the provision of health care services to patients or clients. Such services may include the following: medical, dental, psychiatric, psychological, chiropractic, dialysis, acupuncture, reflexology, massage therapy, mental health professional, physical and/or occupational therapy, related medical services, vocational training, placement service and social and recreational activities suitable for disabled adults and children or similar service or a laboratory which provides bacteriological, biological, medical, x-ray, pathological and similar analytical or diagnostic services to doctors or dentists. No fabricating is conducted on the premises, except the custom fabrication of dentures or similar dental appliances. This definition excludes in-patient or overnight care, animal hospitals, veterinarians, or other similar services. The sale of merchandise is allowed only as an accessory use.
- *Club or lodge*: A building or land used for the activities of an association of persons for the promotion of some nonprofit common objective, such as literature, science, politics, and good fellowship, and not accessory to, or operated as, or in connection with a tavern, eating place, or other place open to the public, which meets periodically and is limited to members, with not more than one-third of the gross floor area of the club or lodge used for residential occupancy.
- *Communications service*: Establishments engaged in the provision of television and film production, broadcasting, and other information relay services accomplished through the use of electronic and telephone mechanisms; excluding, however, telecommunication facilities, and Utility, major impact. Facilities which broadcast exclusively over the Internet and have no live,

in-building audiences to broadcasts shall also be excluded from this definition and shall be classified as office: nondental or nonmedical uses. Typical uses include: television studios; television and film production studios; radio broadcasting studios; telecommunication or telecommuting service centers; or cable services.

- *Community or senior center or recreational facility:* A building, together with lawful accessory buildings and uses, used for recreational and cultural activities and not operated for profit; or swimming pools or tennis courts, and as part of a facility with swimming pools and or tennis courts, an outdoor recreational facility, if authorized by the board of adjustment and not operated for profit. Need not be enclosed. Membership may be restricted to persons living in a specific geographical area but shall not be based upon race or creed. All fees assessed shall apply equally to all users. Shall have no outdoor public address system or any type of amplified music device. Also, a facility providing social, educational, health care and/or food services to residents over sixty (60) years of age, with no overnight accommodations provided.
- *Conference center, meeting hall:* A facility which provides meeting halls, trade centers, merchandise marts, or convention centers for training and other gatherings for large numbers of people for similar functions; may be developed separately or in combination with another permitted use.
- *Consumer service, large scale:* Establishments of more than thirty thousand (30,000) square feet of gross floor area primarily engaged in providing a service(s) to individuals such as a beauty and/or barbershop, a dry-cleaning establishment, or computer services. Consumer services, large scale includes the following list of uses (including SIC groups and all subcategories not elsewhere listed):
 - 7212 Garment pressing and agents for laundries and drycleaners;
 - 7215 Coin-operated laundries and cleaning;
 - 7699 Uses from SIC 7699 primarily engaged in providing other services to individuals, including locksmiths and custom picture framing.
- *Consumer service, medium scale:* Establishments more than ten thousand (10,000) and not greater than thirty thousand (30,000) square feet of gross floor area, primarily engaged in providing a service(s) to individuals such as a beauty and/or barbershop, a dry-cleaning establishment, or computer services.
- *Consumer service, small scale:* Establishments of less than ten thousand (10,000) square feet of gross floor area, primarily engaged in providing a service(s) to individuals such as a beauty and/or barbershop, a dry-cleaning and laundry collection station, or computer services.
- *Contractor, general:* An establishment providing general contracting and/or building construction services for residential, farm, industrial, or commercial uses, and which typically does not involve outdoor storage of machinery or equipment. However any unenclosed areas shall be provided with a fence or wall constructed to a height adequate to conceal any vehicles, equipment or supplies located on the zone lot; proper grading for drainage; asphalt, oil or any other dust-free surfacing; and the areas shall be maintained in good condition, free of weeds, dust, trash and debris. This definition includes the following SIC groups:
 - 15 General building contractors;

171 Plumbing, heating, air-conditioning;
172 Painting and paper hanging;
173 Electrical work;
174 Masonry, stonework, and plastering;
175 Carpentry and floor work;
176 Roofing, siding, and sheet metal work;
1793 Glass and glazing work;
1796 Installing building equipment;
1799 Special trade contractors.

Includes special trades contractor involving the following trades:

1. Air conditioning;
2. Cabinet making;
3. Carpentry;
4. Decorating;
5. Electrical work;
6. Exterminations;
7. Fire-proofing;
8. Floor laying;
9. Glass;
10. Glazing;
11. Heating;
12. Linoleum;
13. Masonry;
14. Ornamental iron work;
15. Painting;
16. Paper hanging;
17. Plumbing;
18. Refrigeration;