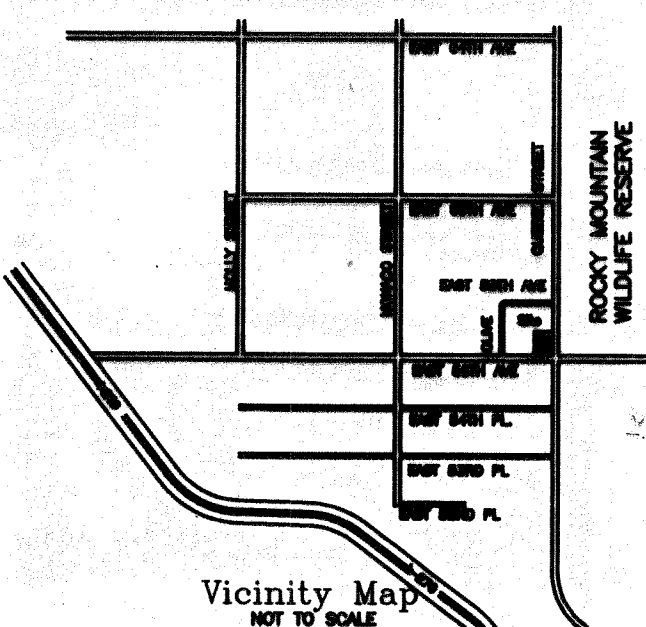
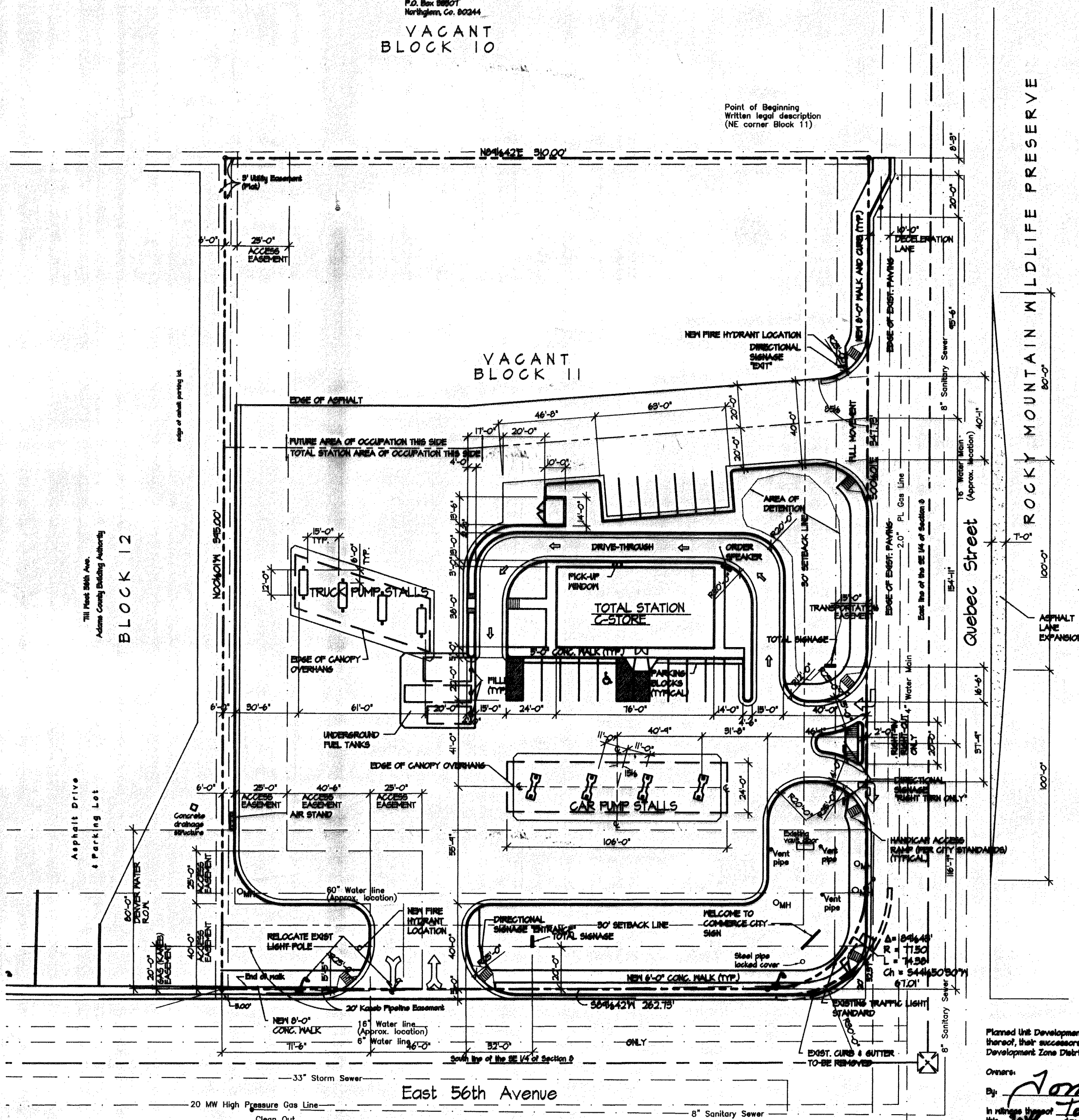


PUD: 1711

Amelia S. Oday
P.O. Box 28927
Northglenn, Co. 80244
**VACANT
BLOCK 10**



OWNER
TOTAL PETROLEUM, INC.
C/O REAL ESTATE DEPT.
420 17TH ST., #222
DENVER, COLORADO 80202

PROPERTY ADDRESS:
5601 QUEBEC STREET
COMMERCE CITY, COLORADO

LEGAL DESCRIPTION:
That part of Block 11, CRESTON, a subdivision located in the SE 1/4 of Section 8, Township 9 South, Range 67 East of the 6th P.M. described as follows:
Beginning at the Northeast corner of said Block 11, from which point the Southeast corner said Section 8 bears S 44.00° 30' E a distance of 480.00 feet;
thence S00°42'E along the East line said Block 11 a distance of 547.75 feet to a point of curvature, which point is also the Northeast corner tract conveyed in Block 219 at Page 624;
thence Southwesterly along the arc of a curve to the right, and along the Northern line of said tract, central angle = 84°47', radius = 47.5 feet on an arc length of 14.58 feet to a point of tangency, the chord of said arc bears S44.00° 30' N a distance of 57.25 feet;
thence S89°42' 30" parallel with and 5.00 feet Northernly of the South line said Block 11, and along the North line said tract a distance of 282.75 feet to a point on the West line of Block 11; thence N00°42' 30" along the West line said Block 11 a distance of 518.00 feet to the Northeast corner said Block 11; thence N89°42' 30" along the North line said Block 11 a distance of 502.00 feet to the Point of Beginning.
County of Adams, State of Colorado.

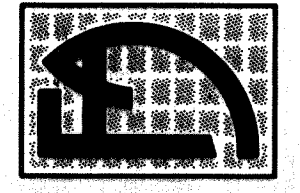
SITE DATA:
PRESENT ZONING: C-8 COMMUNITY RETAIL
PROPOSED USE: MODERN FUELING FACILITY W/ BRAND FOOD DRIVE-THRU AND DIESEL FUEL STATIONS

AREA CALCULATIONS:
TOTAL STATION AREA OF OCCUPATION
OPEN SPACE 3226 sq ft (28% OF OVERALL SITE)
BLDG. FOOTPRINT 2880 sq ft (single story) (25% OF OVERALL SITE)
PAVING DECK 4899 sq ft (43% OF OVERALL SITE)
TOTAL SITE 8205 sq ft
FUTURE AREA OF OCCUPATION
TOTAL SITE AREA 12948 sq ft

PARKING:
PARKING REQUIREMENTS - 1 SPACE / EVERY 2 EMPLOYEES - FULL SHIFT
OR 1 SPACE FOR EVERY 287 OF FLOOR AREA.
PARKING PROVIDED - 27 AUTOMOBILE SPACES (INCLUDING 8 PUMP SPACES + 1 HANDICAP)
5 SEMI SPACES (AT PUMPS)

ALLOWED USES:
1. ALL USES BY RIGHT IN C-8 DISTRICT.
2. TRUCK REFUELING FACILITIES TO THE EXTENT SHOWN ON THIS PUD PLAN DATED JULY 4, 1996.
3. TRUCK PARKING NOT ALLOWED ON UNDEVELOPED NORTHERN PORTION OF PROPERTY. BARRIERS WILL BE ADDED TO PREVENT USE AS PARKING AT OPTION OF CITY.

FISHER ASSOCIATES
ARCHITECTS
6605 S. Delaware
Littleton, CO 80120
TEL: 303-766-4646
FAX: 303-766-1646



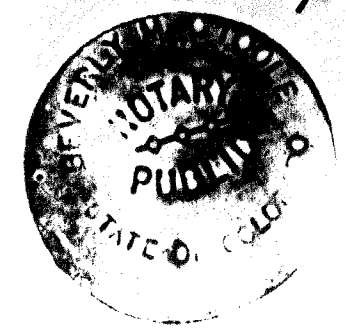
FINAL PUD PLAN FOR TOTAL PETROLEUM, INC. TOTAL STATION #2200
5601 QUEBEC STREET 56TH & QUEBEC COMMERCE CITY, COLORADO

SITE PLAN
1:50

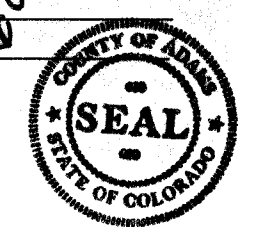
Planned Unit Development Plans registered and recorded hereunder shall be binding upon the applicants thereof, their successors and assigns, and shall restrict and limit all development within the Planned Unit Development Zone District to all conditions and limitations set forth in such plans.

Owners:
By: Jimmy Berry
In witness whereof, Jimmy Berry, has caused these presents to be executed this 1st day of August, 1996.

Notarial:
State of Colorado, County of Adams
The foregoing instrument was acknowledged before me this 1st day of August, A.D. 1996.
My Commission Expires 9-24-96
Notary Address: 700 17th St., Ste. 2201, Denver, Co. 80202



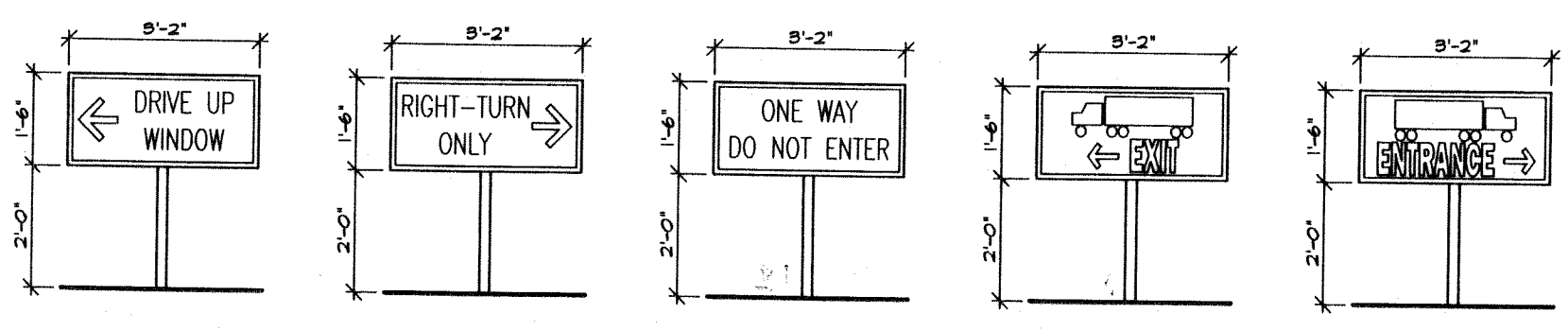
City of Commerce City Approval
Planning Commission: Nancy Priebe Date: 2-13-96
City Council: Shane R. Buehler 3-18-96
Attest: Janish Ridgeway 3-11-96
Recorder's Certificate
Accepted for filing in the Office of the Clerk and Recorder of Adams County, Colorado at 9:22 o'clock A.M. this 30th day of August, A.D. 1996.
Clerk and Recorder: Robert Slack
Deputy: Dandy Graybill
PUD: 1711 Reception: CO202293



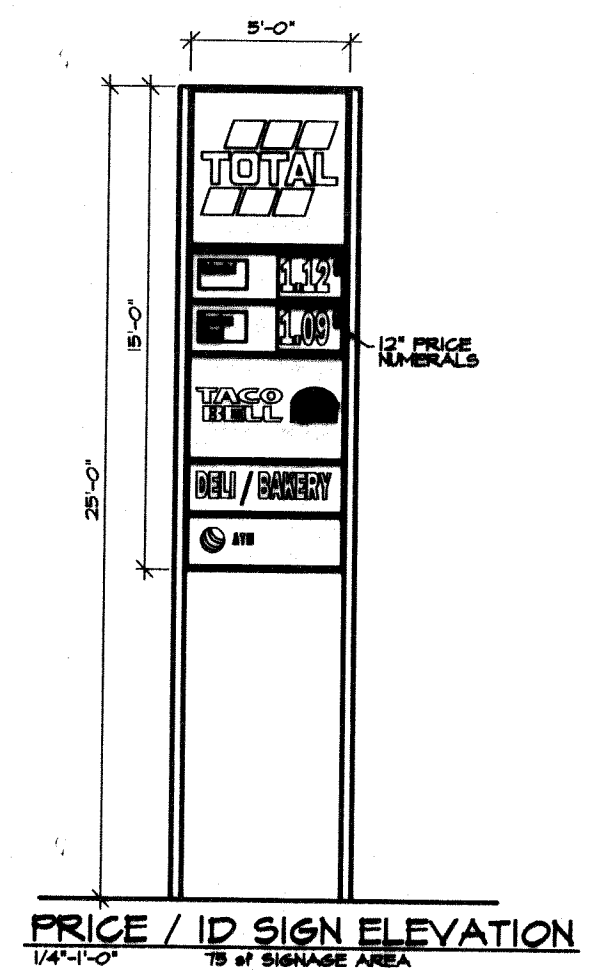
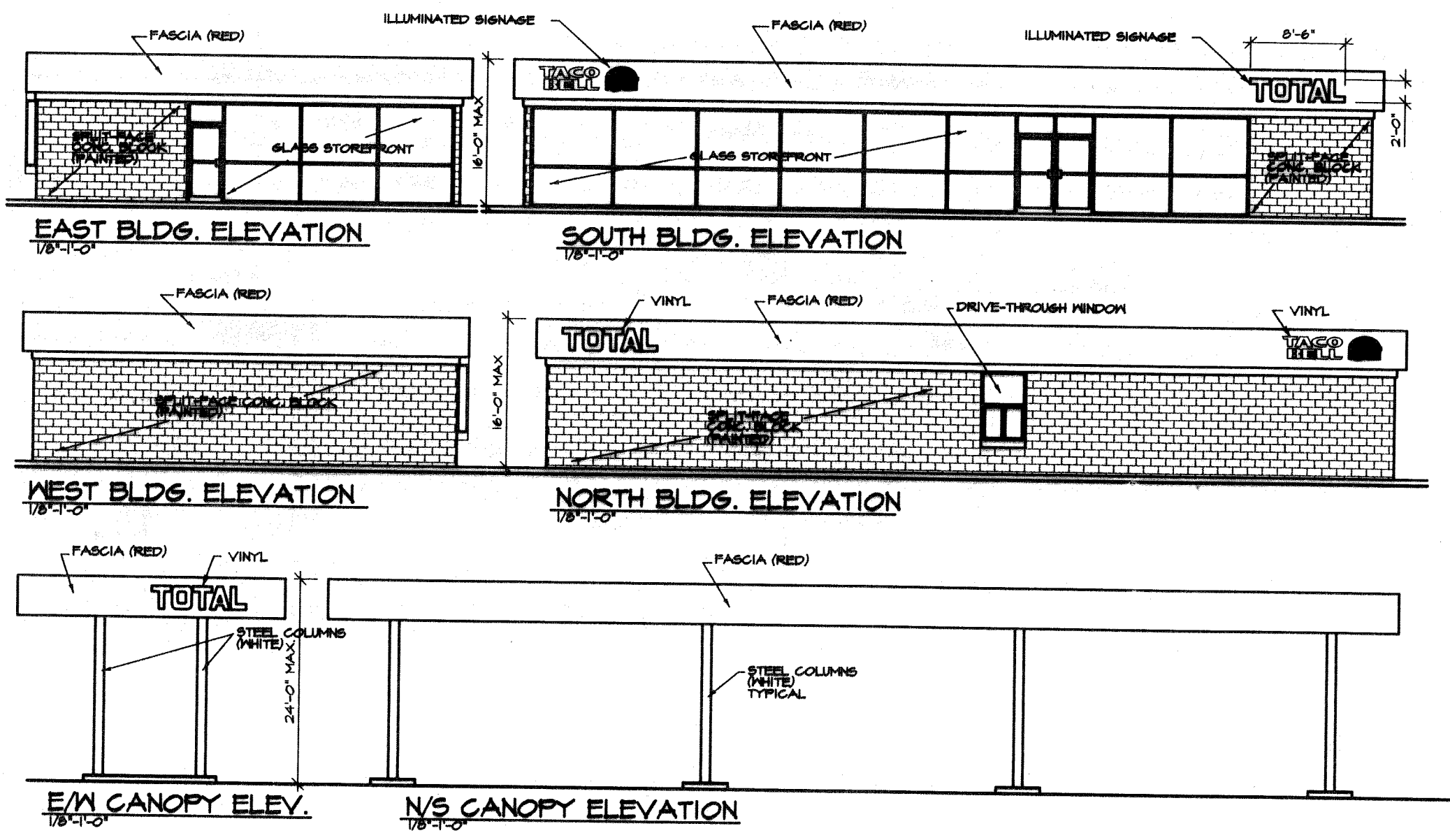
Drawn By:	Checked By:	Revised:
1/10/96		
Job Number: FA 96405	Sheet Number:	SITE PLAN
Date:		1 of 1

D:\2dws\re112\total\QUEBEC\in-pud2 Mon Aug 19 11:06:57 1996 DJF Fisher Associates

D:\2dwgs\re112\total\QUEBEC\fin-pud2 Mon Aug 19 11:19:05 1996 CTF Fisher Associates



DIRECTIONAL SIGNS: DOUBLE FACE, ILLUMINATED
SCALE 1/2"=1'-0"

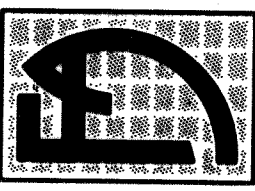


NOTE ON SIGNAGE:
MAINTAIN 2'-0" MIN CLEARANCE FROM ALL UTILITIES. VERIFY UTILITY LOCATIONS PRIOR TO PLACEMENT OF SIGNAGE.

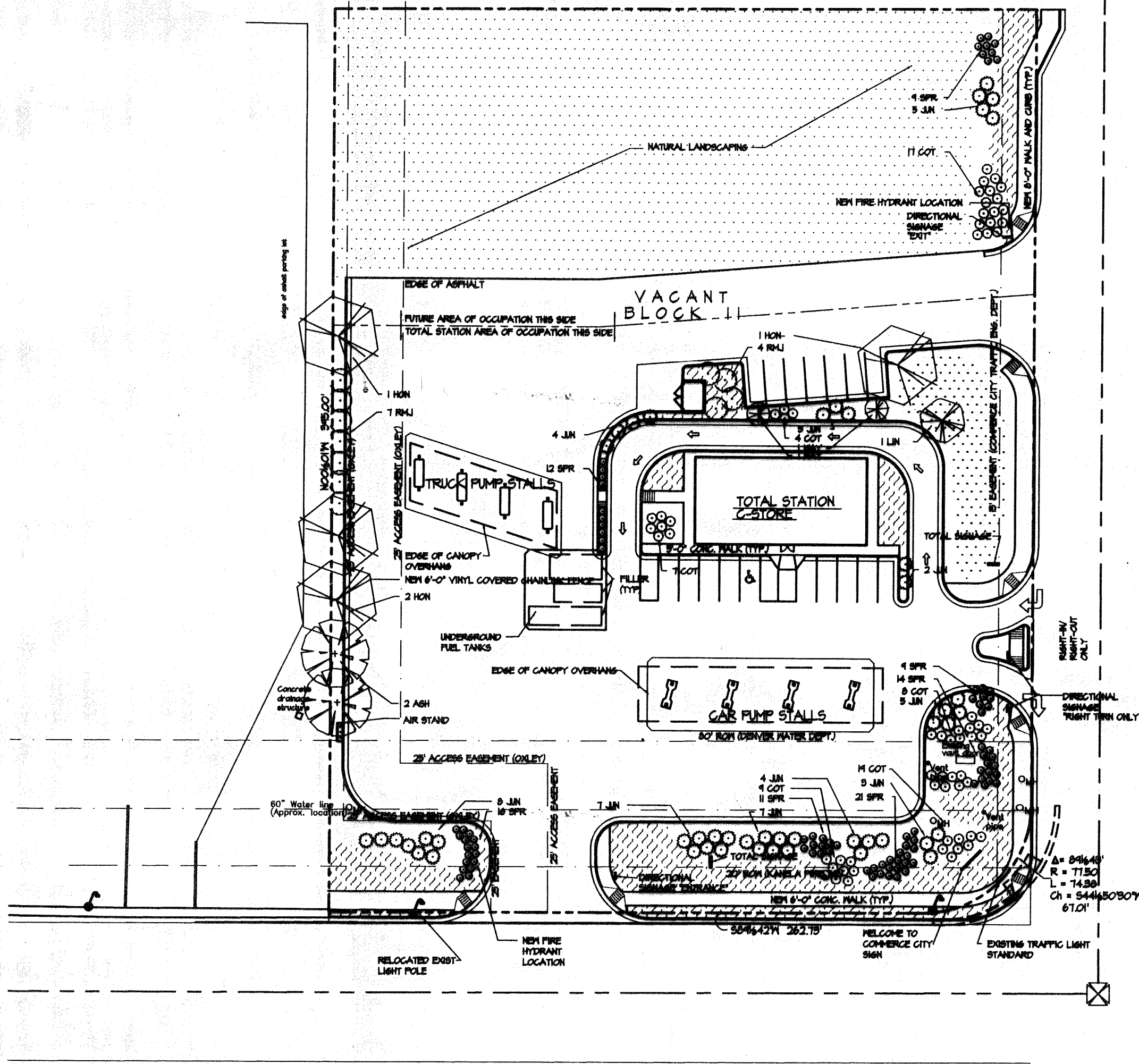
Job Number:	TA 95003
Date:	1/18/96
Sheet Number:	ELEVATIONS
	2 of

Drawn By:	CTF
Checked By:	DBP
Revisions:	1-18-96 REVISION FOR CITY 2-14-96 REVISION FOR CITY 3-1-96 REVISION WATER DEPT. 4-13-96 FINAL PUD

FINAL PUD PLAN
FOR TOTAL PETROLEUM, INC.
TOTAL STATION #2200
 5601 QUEBEC STREET 56TH & QUEBEC COMMERCE CITY, COLORADO



FISHER ASSOCIATES
 ARCHITECTS and ENGINEERS
 6865 S. Dalmeida, Suite 100, Denver, CO 80231 TEL 303-766-6945 FAX 303-766-1945



LANDSCAPE PLAN
130

PLANT LIST / LEGEND

GROUND COVER:		
EXISTING LANDSCAPING	100	
6" RIVER ROCK OVER WEED BARRIER FABRIC	3021	sq ft
LIVING GROUND COVER:		
THYME, LEMON	6010	sq ft (AREA OF OCCUPATION) + 826 FUTURE AREA
WETLAND PLANTS - CATTAILS, SEDGES AND GRASSES	5411	sq ft
DECIDUOUS SHADE TREES:		
SHADEMASTER HONEYLOCUST	4 - 14 GAL. MIN.	HON
ASH, MARSHALL SEEDLESS	2 - 14 GAL. MIN.	ASH
LINDEN, AMERICAN	1 - 14 GAL. MIN.	LIN
EVERGREEN TREES:		
ROCKY MTN. JUNIPER	11 - 6" MIN. HT.	RML
TALL SHRUBS:		
MAYFARING TREE	2 - 2" MIN. HT.	MAY
DWARF SHRUBS:		
COTONEASTER GRANBERY	64 - 5 GAL. MIN.	COT
SPIREA, GOLDFLAME	40 - 5 GAL. MIN.	SPR
LOW SPREADING EVERGREENS:		
JUNIPER SCANDIA	40 - 5 GAL. MIN.	JUN

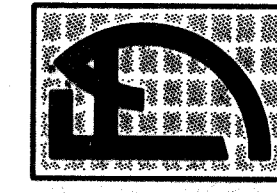
LANDSCAPE CODE COMPLIANCE

LANDSCAPE AREA REQUIREMENTS: TEN PERCENT (10%) OF GROSS SITE AREA IS TO BE OPEN SPACE
 80288 of 1 10% = 80288 of REQUIRED OPEN SPACE, 22366 of (28%) OPEN SPACE PROVIDED
 18484 of ACTUAL LANDSCAPED AREA PROVIDED (28% OF OVERALL SITE)
 TREES REQUIRED: ONE (1) FOR EVERY 1000 sq ft OF LANDSCAPED AREA
 18484/1000 = 18 REQUIRED, 18 PROVIDED
 SHRUBS REQUIRED: ONE (1) FOR EVERY 250 sq ft OF LANDSCAPED AREA
 18484/250 = 73.94 REQUIRED, 204 PROVIDED
 NATURAL, LIVING, VEGETATIVE GROUND COVER REQUIRED: FIFTY PERCENT (50%) OF LANDSCAPED AREA
 18484/50% = 9242 sq ft REQUIRED, 6421 sq ft PROVIDED
 NO SHRUBS OR TREES ARE TO BE PLANTED WITHIN 10'-0" OF THE EDGE OF EXISTING DENVER WATER MAIN
 NO SHRUBS OR TREES ARE TO BE PLANTED OVER THE EXISTING DENVER WATER VAULT.

Drawn By:	CTF
Checked By:	DBF
Revision:	
Scale:	AS SHOWN FOR CITY
Notes:	SEE REVISION FOR CITY
	SEE REVISION FOR CITY
	SEE REVISION FOR CITY
	SEE REVISION FOR CITY
	SEE REVISION FOR CITY

Job Number:	7A 86405
Date:	1/15/96
Sheet Number:	LANDSCAPE PLAN
of	3

**FINAL PUD PLAN
FOR TOTAL PETROLEUM, INC.
TOTAL STATION #2200**



FISHER ASSOCIATES
 A PROFESSIONAL CORPORATION
 ARCHITECTS AND ENGINEERS
 8665 S. Delaware Mallway, CO. 80150 FAX 303-766-8646 303-766-1643

5601 QUEBEC STREET 56TH & QUEBEC COMMERCE CITY, COLORADO