

ASPEN HILLS

PUD ZONE DOCUMENT 1ST AMENDMENT

THE NORTH ONE-HALF OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 18,
TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO.

SHEET 1 OF 7

LEGAL DESCRIPTION

THE NORTH ONE-HALF OF THE NORTH ONE-HALF OF THE
NORTHEAST ONE-QUARTER OF SECTION 18,
TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL
MERIDIAN, ADAMS COUNTY, COLORADO,

LESS AND EXCEPT THE NORTH 30.00 FEET AND THE EAST 30.00
FEET THEREOF FOR COUNTY ROAD RIGHTS-OF-WAY AND LESS
AND EXCEPT THAT TRACT OF LAND DESCRIBED IN DEED
RECORDED MAY 3, 2000 IN BOOK 6116 AT PAGE 304, COUNTY
OF ADAMS, STATE OF COLORADO.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 18,
TOWNSHIP 2 SOUTH, RANGE 66 WEST, THENCE S89°20'08"W
ALONG THE NORTH LINE OF SAID SECTION 18 A DISTANCE OF
30.00' TO A POINT ON THE WEST LINE OF CHAMBERS ROAD
EXTENDED; THENCE S00°19'44"W AND PARALLEL TO THE EAST
LINE OF SAID SECTION 18 A DISTANCE OF 30.00' TO A POINT ON
THE SOUTH RIGHT OF WAY LINE OF 104TH AVENUE, SAID POINT
BEING THE TRUE POINT OF BEGINNING; THENCE S00°19'44"W
ALONG THE WEST RIGHT OF WAY LINE OF CHAMBERS ROAD A
DISTANCE OF 635.04'; THENCE S89°14'14"W A DISTANCE OF
2281.80'; THENCE N00°18'47"E A DISTANCE OF 638.95' TO A
POINT ON THE SOUTH RIGHT OF WAY LINE OF EAST 104TH
AVENUE; THENCE N89°20'08"E ALONG THE SOUTH RIGHT OF WAY
LINE OF EAST 104TH AVENUE A DISTANCE OF 2281.90' TO THE
TRUE POINT OF BEGINNING;

CONTAINING 33.36 ACRES MORE OR LESS.



VICINITY MAP

SCALE: 1"=1000'

SHEET INDEX

SHEET NUMBER	SHEET DESCRIPTION
1	TITLE SHEET
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4	LANDSCAPE STANDARDS, OPEN SPACE AND PARKS
5	LANDSCAPE STANDARDS, OPEN SPACE AND PARKS
6	STREET SECTIONS
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APPROVAL CERTIFICATE

APPROVED BY THE CITY OF COMMERCE CITY PLANNING COMMISSION THIS _____ DAY
OF _____, 2019.

CHAIRPERSON _____

APPROVED BY THE CITY OF COMMERCE CITY, CITY COUNCIL THIS _____ DAY
OF _____, 2019.

ATTEST:

CITY CLERK _____

MAYOR _____

CLERK AND RECORDER:

THIS PUD ZONE DOCUMENT WAS FILED FOR RECORD IN THE OFFICE OF ADAMS
COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO
AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 2019.

COUNTY CLERK AND RECORDER _____

DEPUTY _____

OWNERS CERTIFICATE:

SW 104TH, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF
THE PROPERTY LOCATED IN THE COUNTY OF ADAMS, STATE OF COLORADO, DO
HERBY SUBMIT THIS PLANNED UNIT DEVELOPMENT AND AGREE TO PERFORM
UNDER THE TERMS NOTED HEREON.

MICHAEL D. BERGMANN, VICE PRESIDENT - 104TH MANAGEMENT CORP., A
COLORADO CORPORATION, ITS MANAGER.

ACKNOWLEDGMENT:

STATE OF COLORADO)
COUNTY OF ADAMS) SS.
CITY OF COMMERCE CITY)

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

DEVELOPER:



Southwestern Property Corp.
7979 East Tufts Avenue, Suite 1125
Denver, CO 80237
tom@swinvest.com
(720) 881-2827

LAND PLANNER:



KEPHART
community ■ planning ■ architecture
2555 Walnut Street
Denver, CO 80205
(303) 832-4474
adamK@kephart.com

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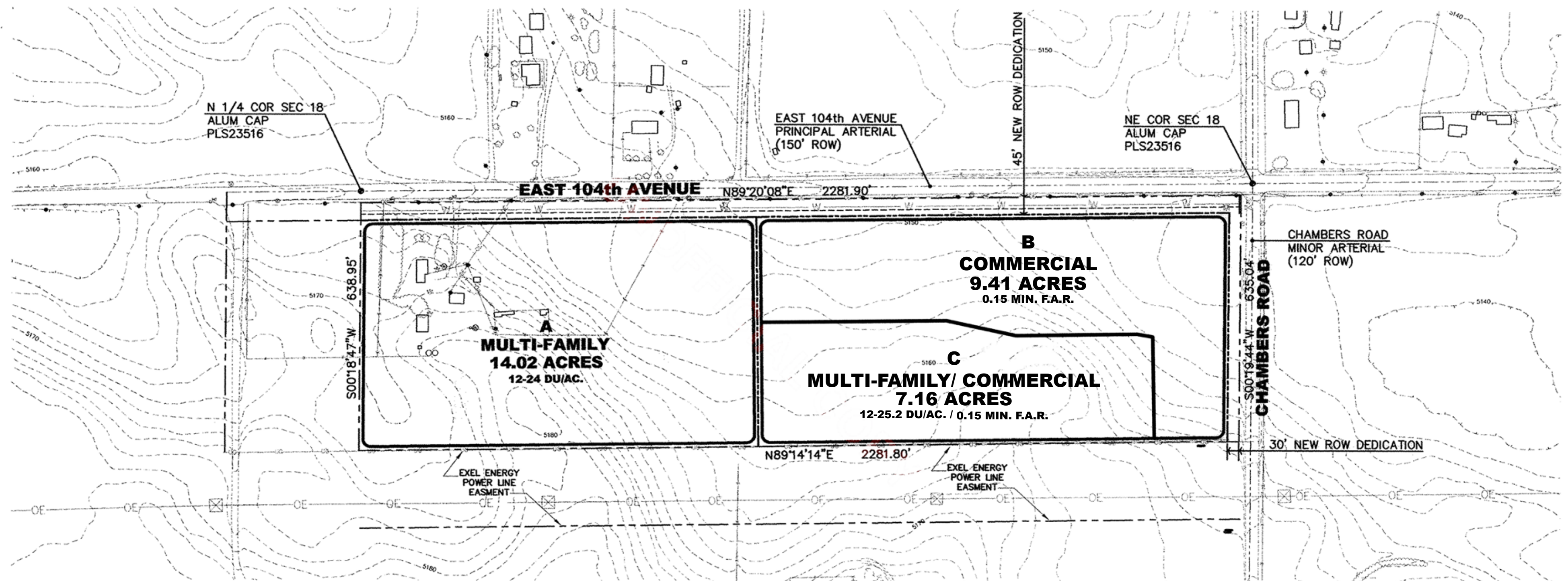
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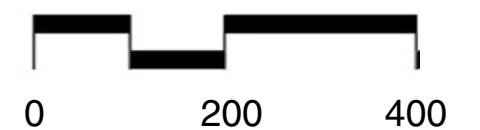
SHEET 2 OF 7

GENERAL NOTES

1. PHASING WILL OCCUR IN A LOGICAL AND COST EFFECTIVE MANNER BASED ON INFRASTRUCTURE EXTENSION AND MARKET CONDITIONS. THE PROJECT IS EXPECTED TO BE BUILT IN SEVERAL PHASES.
2. ACCESS WILL BE SHOWN AND APPROVED BY THE CITY ENGINEER IN THE PUD PERMIT STAGE.



NORTH



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SHEET 3 OF 7

DEVELOPMENT STANDARDS

Table with 4 columns: PARCEL, A, B, C. Rows include LAND USE, LAND USE AREA, ROW AREA, TOTAL, DENSITY, MAX. UNITS, LOT SIZE MIN., and LOT FRONTAGE (1).

PRIMARY USE

Table with 4 columns: MAX. HEIGHT (5), FRONT SETBACK (3), REAR SETBACK (3), SIDE SETBACK, MIN. BLDG. SEPARATION, and SIDE SETBACK ON STREET. Rows include various setback and height requirements for Multi-Family and Commercial uses.

ACCESSORY USE (8)

Table with 4 columns: MAX. HEIGHT (5), MIN. FRONT SETBACK (3), MIN. REAR SETBACK (3), MIN. SIDE SETBACK (3), MIN. SIDE SETBACK ON STREET, and MIN. OFF STREET PARKING (2). Rows include accessory use standards for Multi-Family and Commercial uses.

MULTI-FAMILY INCLUDES APARTMENTS AND CONDOMINIUMS.
NUMBERS IN PARENTHESIS REFER TO NOTES.

NOTES:

- 1. LOT FRONTAGE MAY VARY WITH PRODUCT AND SITE CONSTRAINTS TO BE APPROVED BY THE COMMUNITY PLANNING AND DEVELOPMENT SERVICES DIRECTOR AT THE P.U.D. PERMIT STAGE.
- 2. OFF STREET PARKING SPACES MAY BE WITHIN GARAGES AND/OR ON DRIVEWAYS.
- 3. COVERED PORCHES MAY EXTEND INTO THE FRONT SETBACK TO 10' FROM THE BACK EDGE OF THE SIDEWALK. DECKS, PATIOS AND COVERED PORCHES MAY EXTEND INTO THE REAR SETBACK TO 10' FROM THE REAR PROPERTY LINE. FIREPLACES, BAY WINDOWS, OR OTHER EXTENSIONS OF THE PRIMARY STRUCTURE MAY EXTEND 2' INTO THE SIDE SETBACK. SETBACK FROM LOCAL R.O.W. OR ITS ASSOCIATED TRANSPORTATION EASEMENT IS 20'.
- 4. PRIMARY COMMERCIAL STRUCTURES INCLUDE ANY ATTACHED OR DETACHED PARKING STRUCTURE.
- 5. BUILDING HEIGHT SHALL MEAN THE VERTICAL DISTANCE FROM THE AVERAGE ESTABLISHED STREET GRADE IN FRONT OF THE LOT OR THE AVERAGE FINISHED GRADE AT THE FRONT OF THE BUILDING LINE, WHICHEVER IS HIGHER, TO THE UPPERMOST POINT OF THE ROOF STRUCTURE, NOT TO INCLUDE ANY ROOF MOUNTED MECHANICALS AND SCREENING.
- 6. NOTES REGARDING ACCESSORY USES: RESIDENTIAL DETACHED GARAGES ARE NOT TO EXCEED 864 S.F. FLOOR AREA PER DWELLING UNIT AND STORAGE BUILDINGS ARE NOT TO EXCEED 200 S.F. IN FLOOR AREA PER DWELLING UNIT.
- 7. 30' FROM ARTERIAL STREET R.O.W. OR ASSOCIATED TRANSPORTATION EASEMENT.
- 8. 20' FROM A PROPERTY LINE ADJACENT TO A RESIDENTIAL DEVELOPMENT.
- 9. 25' FROM ARTERIAL STREET R.O.W. OR ASSOCIATED TRANSPORTATION EASEMENT.
- 10. 15' FROM ARTERIAL STREET R.O.W. OR ASSOCIATED TRANSPORTATION EASEMENT.
- 11. 20' IF THERE IS NO ONSTREET PARKING.
- 12. APPLIES TO AT LEAST ONE BUILDING IN A MULTIPLE BUILDING DEVELOPMENT.

GENERAL NOTES:

PHASING WILL OCCUR IN A LOGICAL AND COST EFFECTIVE MANNER BASED ON INFRASTRUCTURE EXTENSION AND MARKET CONDITIONS. THE PROJECT IS EXPECTED TO BE BUILT IN PHASES, AS CONDITIONS DICTATE.
CONSTRUCTION WITHIN THE ASPEN HILLS DEVELOPMENT WILL CONFORM TO THE COMMERCE CITY DESIGN STANDARDS AS CURRENTLY ADOPTED OR AMENDED.
PUBLIC UTILITIES ARE PERMITTED IN ALL ZONE DISTRICTS.

DESIGN STANDARDS

ARCHITECTURAL STANDARDS SHALL BE DETERMINED AT PUD PERMIT STAGE.
PARCEL YIELD MAXIMUMS MAY VARY UP TO 10%; HOWEVER, AT NO TIME WILL THE RESIDENTIAL PROJECT TOTAL UNITS EXCEED 416 DWELLING UNITS. THE TOTAL DWELLING UNITS AND GROSS DENSITY SHOWN ARE MAXIMUMS FOR THE ACREAGES SHOWN.
PARCEL ACREAGES ARE PRELIMINARY AND SUBJECT TO CHANGE WITH DETAILED PLANNING; PARCEL ACREAGES MAY CHANGE UP TO FIFTEEN PERCENT (15%) WITHOUT A MAJOR AMENDMENT TO THIS ZONE DOCUMENTS. SUCH CHANGES WILL RESULT IN CORRESPONDING CHANGES TO THE PARCEL YIELDS SHOWN IN THE LAND USE SCHEDULE.
ROADWAY DESIGN SHALL MEET CITY OF COMMERCE CITY ROADWAY STANDARDS.
FOR PLANNING AREA A, ALLOWED USES SHALL INCLUDE SINGLE-FAMILY ATTACHED, APARTMENTS, CONDOMINIUMS, TOWNHOUSES, DUPLEXES, OFFICES, RECREATION CENTERS, PARKS, AND COMMUNITY FACILITIES.
FOR PLANNING AREA C, ALLOWED USES SHALL INCLUDE APARTMENTS, TOWNHOMES, OR COMMUNITY COMMERCIAL USES IDENTIFIED BELOW.
COMMUNITY COMMERCIAL AREA ALLOWED USES ARE SUPERMARKET, RETAIL, CONVENIENCE RETAIL, EATING AND DRINKING ESTABLISHMENTS, ENTERTAINMENT, LODGING, HEALTH CLUBS, OFFICES, CHILDCARE, PARKS, COMMUNITY CENTER, CIVIC BLDGS, LIQUOR STORES, GAS STATIONS, BANKS AND FINANCIAL INSTITUTIONS, AND TRANSIT CONNECTIONS.

ACCESSORY USES IN THE RESIDENTIAL AREA (EXCEPT DETACHED GARAGES AND TRASH ENCLOSURES) SHALL BE BEHIND (TOWARD THE REAR LOT LINE) OF THE FRONT FACADE, EXCEPT IN THOSE INSTANCES WHERE THE ACCESSORY USE IS DECORATIVE AS DETERMINED BY THE DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT SERVICES.
ALL DEVELOPMENT TO OCCUR WITHIN THE PROPERTY SHALL MEET OR EXCEED THE STANDARDS ESTABLISHED IN THE CITY OF COMMERCE CITY ZONING ORDINANCES. DEVELOPMENT TO OCCUR WITHIN THE PROPERTY SHALL BE SUBJECT TO CITY OF COMMERCE CITY APPROVAL PROCESS UNDER THE CITY'S ZONING ORDINANCES AND THE STANDARDS OUTLINED IN THIS PUD ZONE DOCUMENT. FOR ANY INSTANCES WHERE THE STANDARDS STATED IN THIS PUD ZONE DOCUMENT DIFFER FROM THOSE IN THE CITY OF COMMERCE CITY CODES AND ORDINANCES, THIS PUD ZONE DOCUMENT SHALL GOVERN, INCLUDING LAND USE.

DEVELOPER:



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Denver, CO 80237
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LAND PLANNER:



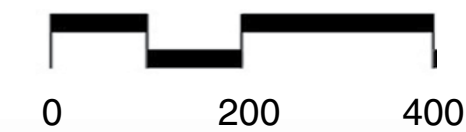
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NORTH



SOUTH WESTERN
PROPERTY CORP.



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community ■ planning ■ architecture

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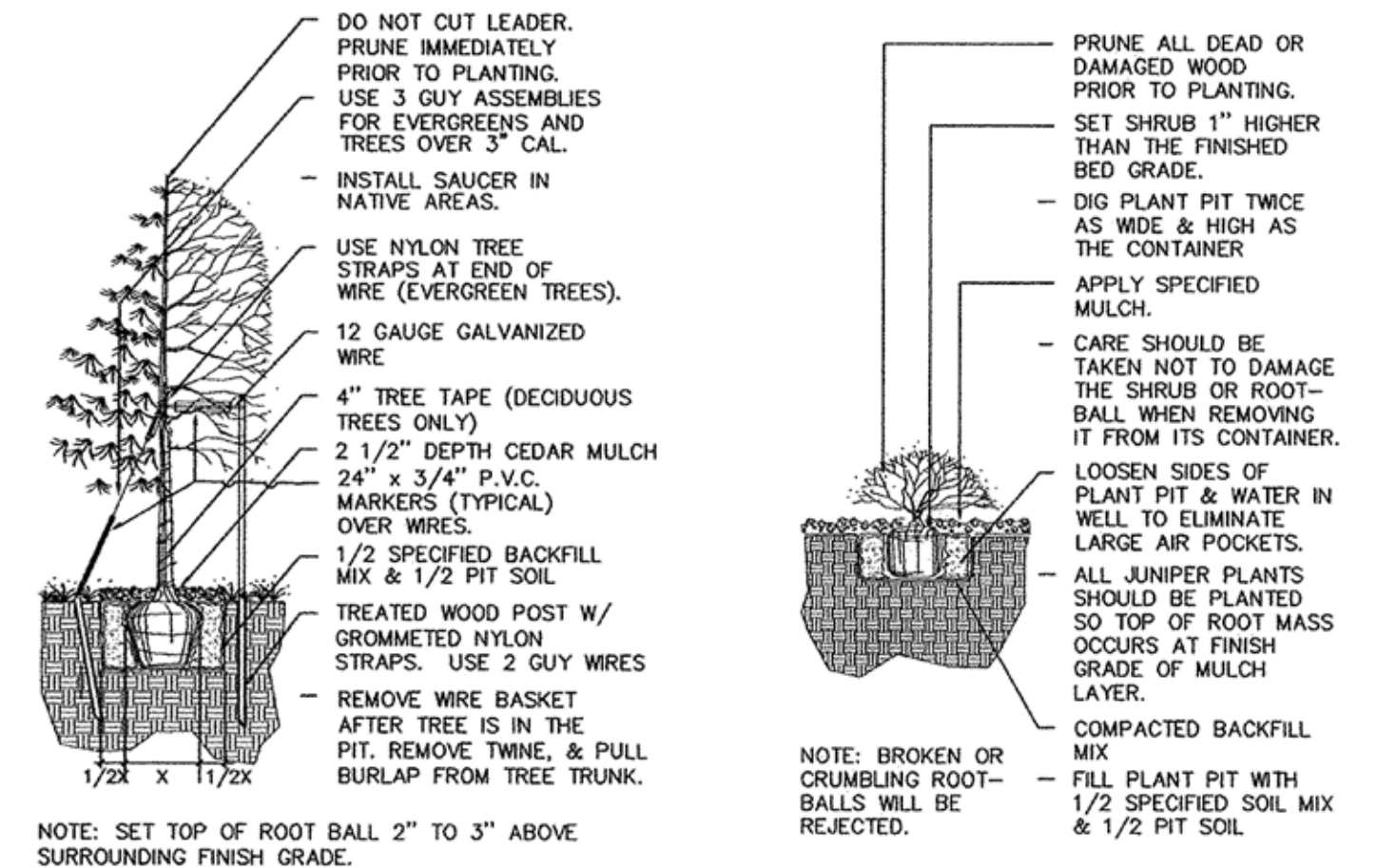
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SHEET 5 OF 7

PLANT LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS CANOPY TREES				
QSL	TILLIA AMERICANA 'GREENSPIRE'	GREENSPIRE LINDEN	2-2.5" CAL.	B&B, GUY AND STAKE, SPECIMEN
QSO	QUERCUS 'CRIMSONSPIRE'	CRIMSONSPIRE OAK	2-2.5" CAL.	B&B, GUY AND STAKE, SPECIMEN
SHA	GLADISTIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2-2.5" CAL.	B&B, GUY AND STAKE, SPECIMEN
PMA	FRAXINUS PENNSYLVANICA 'PATMORE'	PATMORE ASH	2-2.5" CAL.	B&B, GUY AND STAKE, SPECIMEN
CAL	CATALPA SPECIOSA	WESTERN CATALPA	2-2.5" CAL.	B&B, GUY AND STAKE, SPECIMEN
EVERGREEN TREES				
PNP	PINUS EDULIS	PINON PINE	6' HT.	B&B, FULL BRANCHING, GUY AND STAKE
BCP	PINUS ARISTATA	BRISTLECONE PINE	6' HT.	B&B, FULL BRANCHING, GUY AND STAKE
POP	PINUS PONDEROSA	PONDEROSA PINE	6' HT.	B&B, FULL BRANCHING, GUY AND STAKE
CBS	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	6' HT.	B&B, FULL BRANCHING, GUY AND STAKE
DECIDUOUS ORNAMENTAL TREES				
AMF	ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	6' CLUMP	B&B, GUY AND STAKE, SPECIMEN
TCH	KOELREUTERIA PANICULATA	THORNLESS COCKSPUR HAWTHORN	1 1/2" CAL.	B&B, GUY AND STAKE, SPECIMEN
JL	SYRINGA RETICULATA	JAPANESE LILAC TREE	6' CLUMP	B&B, GUY AND STAKE, SPECIMEN
EVERGREEN SHRUBS				
BJ	JUNIPERUS HORIZONTALIS 'BUFFALO'	BUFFALO JUNIPER	5 GAL.	24" MIN. WIDTH
BC	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	5 GAL.	24" MIN. WIDTH
YJ	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	YOUNGSTOWN JUNIPER	5 GAL.	24" MIN. WIDTH
MP	PINUS MUGO	MUGO PINE	5 GAL.	30" MIN. WIDTH
DECIDUOUS SHRUBS				
VS	SPIREA X VANHOUITTEI	VANHOUITTE SPIREA	5 GAL.	4 CANE MIN.
AC	RIBES ALPINUM	ALPINE CURRANT	5 GAL.	3 CANE MIN.
JP	POTENTILLA FRUTICOSA 'JACKMANII'	JACKMAN POTENTILLA	5 GAL.	4 CANE MIN.
KL	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	5 GAL.	3 CANE MIN.
RR	ROSA X 'JOHN FRANKLIN'	RED FRAGRANT SHRUB ROSE	5 GAL.	3 CANE MIN.
BS	CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	5 GAL.	3 CANE MIN.
OG	MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	5 GAL.	3 CANE MIN.
PL	SYRINGA VULGARIS	PURPLE LILAC	5 GAL.	3 CANE MIN.
NB	VIBURNUM LENTAGO	NANNYBERRY VIBURNUM	5 GAL.	4 CANE MIN.
TS	RHUS TRILOBATA	THREE LEAF SUMAC	5 GAL.	4 CANE MIN.
IRRIGATED SOD				
NON-IRRIGATED NATIVE GRASS				

PLANTING DETAILS:



NOTES:

- * PARKS AND OPEN SPACE AREAS SHALL BE SHOWN WITH THE DEVELOPMENT OF THE RESIDENTIAL PARCELS AND WILL MEET THE CITY'S 3% PRIVATE OPEN SPACE REQUIREMENT.
- * ALL PARKS, PRIVATE OPEN SPACE AND DETENTION / RETENTION AREAS WILL BE DEVELOPED BY THE BUILDER / DEVELOPER AND MAINTAINED BY THE DEVELOPMENT ASSOCIATION.
- * ALL PARKS, PRIVATE OPEN SPACE AND DETENTION / RETENTION AREAS WILL CONFORM TO COMMERCE CITY COMMUNITY DEVELOPMENT, PUBLIC WORKS AND PARKS AND RECREATION DEPARTMENT STANDARDS.
- * ALL ADDITIONAL PLANT MATERIAL AND SUBSEQUENT LANDSCAPE PLANS SHALL CONFORM TO THE CITY OF COMMERCE CITY "APPROVED PLANT LISTS AND LANDSCAPING".
- * THIS MULTIFAMILY DEVELOPMENT WILL COMPLY WITH THE MULTIFAMILY LANDSCAPE REQUIREMENTS PRESCRIBED IN SECTION 21-32 OF THE COMMERCE CITY ZONING ORDINANCE.
- * COMMERCIAL AND RESIDENTIAL DEVELOPMENT WILL COMPLY WITH THE LANDSCAPE REQUIREMENTS OUTLINED IN SECTION 21-32-32 OF THE CITY OF COMMERCE CITY ZONING ORDINANCES, THE CITY OF COMMERCE CITY COMMERCIAL AND RESIDENTIAL NEIGHBORHOOD DEVELOPMENT STANDARDS AND THE CITY OF COMMERCE CITY APPROVED PLANT LISTS AND LANDSCAPING SPECIFICATIONS.



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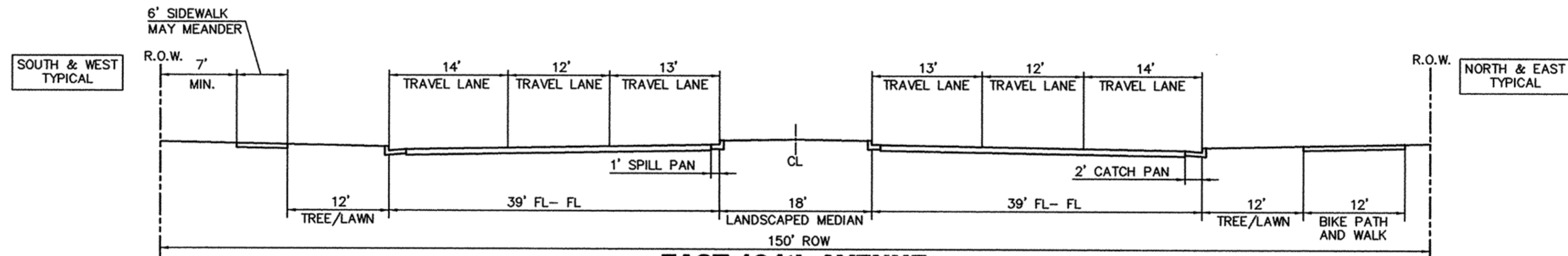
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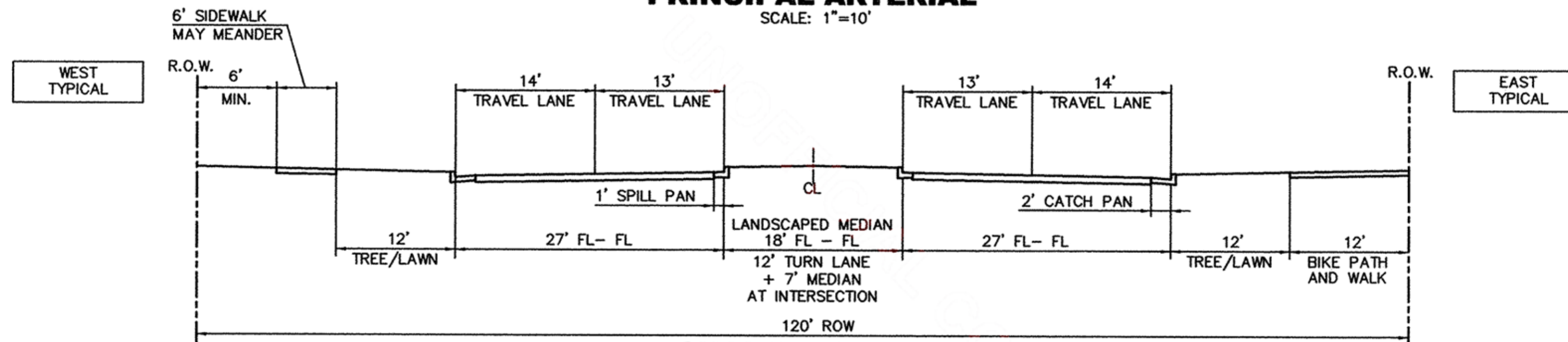
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SHEET 6 OF 7



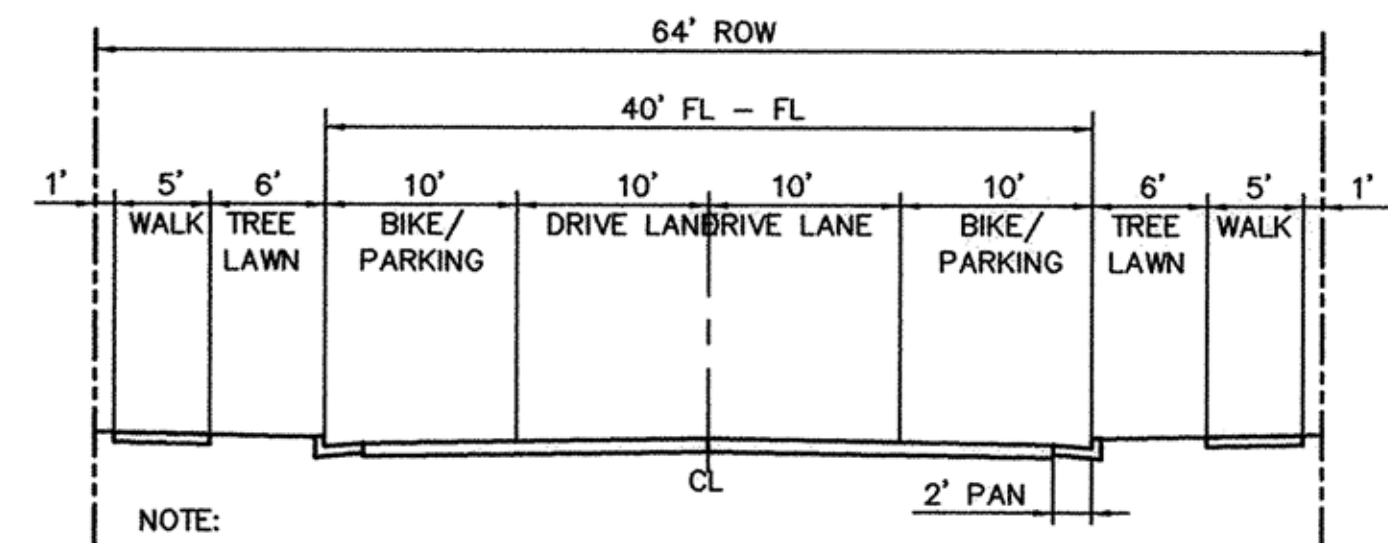
EAST 104th AVENUE
PRINCIPAL ARTERIAL
SCALE: 1"=10'



CHAMBERS ROAD
MINOR ARTERIAL
SCALE: 1"=10'

NOTES:

1. TURN AND DECEL/ACCEL LANES SHALL BE 12' WIDE, INCLUDING GUTTER PANS.
2. EASEMENTS MAY BE DEDICATED AS RIGHT-OF-WAY IF SETBACKS ARE NOT AN ISSUE.
3. SIDEWALKS MAY MEANDER.
4. DUAL LEFT TURNS SHALL BE PROVIDED WHERE TRAFFIC VOLUMES DICTATE.
5. SEE PRINCIPAL AND REGIONAL ARTERIAL INTERSECTION DETAILS FOR TURN LANE AND ROW CONFIGURATIONS (CITY STANDARDS).



- NOTE:
1. CENTER LINE STRIPE REQUIRED

MINOR COLLECTOR

SCALE: 1"=10'

DEVELOPER:



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SHEET 7 OF 7

LAND USE AREA A/C MULTIFAMILY

TEMPORARY MARKETING SIGNS

A maximum number of 3 temporary marketing signs will be allowed on the street frontage. These signs shall not exceed 60 sq. ft. each. Temporary freestanding marketing signs are allowed.

COMMUNITY IDENTIFICATION & DIRECTIONAL SIGNS

Community identification signage will be allowed throughout the project at a maximum area of 24 sq. ft. per sign, not including posts, etc. Directional signage will be allowed throughout the project at a maximum area of 32 sq. ft. per sign.

BUILDING SIGNS

A directory sign will be allowed for each building entrance. This sign shall not exceed 3 sq. ft. Signs shall be no higher than 12', nor shall they extend above the base of the second floor window sill, parapet, eave, or building façade.

PROJECT MONUMENTATION

Signage and/or architectural features shall be allowed at the project entrances. Signs shall not exceed 12' maximum height. Individual letters shall not exceed 24" in height. Each entrance will be allowed 100 sq. ft. of total signage for project identification. Sign criteria are not applicable to architectural features. Monument foundations shall not extend into the public right of way, and above ground portions of monument signs shall be set back five (5) feet from the public right of way.

FREESTANDING SIGNS

No freestanding signs will be allowed except as provided for above.

LAND USE AREA B/C COMMERCIAL

IN-LINE RETAIL BUILDINGS - FASCIA SIGN CRITERIA

All tenants will be allowed one principle identification sign, wall mounted, within the areas designated by the owner. Tenants that occupy the end of buildings with street frontage will be allowed an identification sign on the additional street frontage not to exceed 50 sq. ft. within the owner's designated areas.

The size of the tenant's principle identification sign shall be a minimum of 18" and maximum of 36" high and 3/4 of tenant lined frontage in length. No tenant sign shall exceed 75 sq. ft.

All signs will be composed of individual, internally illuminated, pan channel letters. The individual letters or symbols shall be subject to the following criteria:

- A. The letters shall not exceed 36" in height. Lower case letters g, j, p, q, and y may extend below the text 6".
- B. Each letter stroke shall be a minimum of 1 1/2".
- C. The depth of the letter shall not be less than 4" nor more than 6".
- D. Letters shall be mounted with the horizontal bottom line of the display or text at the bottom of the designated sign area. Best efforts should be made to position the vertical centerline of the display at the center of the building columns nearest the tenant's entrance.
- E. All letters shall be internally illuminated and constructed so that no light is directly visible from any location in the shopping center.
- F. Translucent letter faces may be of any color. Pan channel returns and trim caps shall be anodized bronze.
- G. Letters shall be mounted directly to the fascia without an intervening raceway.

Allowed sign types shall include pan channel, awning, applied metal, or other architecturally compatible materials and systems as approved by owner. Signs shall not extend above the base of the second floor window sill, parapet, eave, or building façade. In addition to other signage, restaurants and cafes may have a wall-mounted sign displaying the menu or specials.

ANCHOR TENANTS

The anchor tenant in a multi-tenant building shall be allowed 600 sq. ft. of total signage with no single sign exceeding 200 sq. ft. A maximum of 8 signs total. Letters shall not exceed 48" high.

PAD SITE SIGNAGE - SINGLE TENANT

Each pad site will be allowed 400 sq. ft. of total signage. Building fascia signage shall not exceed 400 sq. ft. with no single sign exceeding 100 sq. ft. Total height shall not exceed 12'. Pad sites shall not be allowed separate monument signs.

FREESTANDING SIGNS

No freestanding signs will be allowed.

PROJECT MONUMENTATION

Signage and/or architectural features shall be allowed at the project entrances. Signs shall not exceed 12' maximum height. Individual letters shall not exceed 24" in height. Each entrance will be allowed 100 sq. ft. of total signage for project identification. Sign criteria are not applicable to architectural features. Monument foundations shall not extend into the public right of way, and above ground portions of monument signs shall be set back five (5) feet from the public right of way.

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