City of Littleton

Littleton Center
2255 West Berry Avenue
Littleton, CO 80120

Meeting Agenda - Final

Planning Commission

Monday, November 9, 2026 | **6:30 PM** | **Council Chamber**

Regular Meeting - (Study Session follows)

1. Roll Call

2. Pledge of Allegiance

3. Approval of Agenda

4. Minutes to be Approved

a) ID# 26-107 Certification of the April 27, 2026 transitional & regular meeting minutes

Attachments: 1. 04-27-2026 PC Minutes - DRAFT

5. Public Comment

If you wish to address the board under Public Comment, please sign-in on the public speaker form before the call to order for this meeting. Public Comment is an opportunity to express opinions regarding issues that are not part of public hearings on tonight's agenda; a separate opportunity will be provided for comment for any public hearing. Each speaker is limited to three (3) minutes. We expect comments to be civil. Disrespectful or disruptive behavior will not be tolerated. The board is not authorized under the Colorado Open Meetings Law to discuss, comment, or take action at this meeting on any issue raised by public comment that is not part of tonight's agenda.

6. General Business - None

7. Public Hearing

a) PC Resolution 09-2026 PC Resolution 09-2026: Approving a Conceptual Master Development Plan for Bear Valley Bible Institute at 7926 S. Platte Canyon Road

Attachments:

1. PC Resolution No. 09 2026
2. PC Staff Report
3. Staff Report Exhibits
4. Community Engagement Summary
5. Project and Decision Criteria Narrative
6. Conceptual Master Development Plan
7. Traffic and Trip Generation Letter
8. Economic Impact Memo
9. Presentation_PC Res. 09-2026

8. Comments / Reports

I. Community Development Director/Staff

II. City Attorney/City Clerk

III. Commission Members

IV. Chair

9. Adjournment

The public is invited to attend all regular meetings or study sessions of the city council or any city board, commission, or committee. Please call 303-795-3780 at least 48 hours prior to the meeting if you believe you will need special assistance or any reasonable accommodation in order to attend, or participate in, any such meeting. For any additional information concerning city meetings, please call the city clerk's office at the above referenced number.

Staff Communication

File #: ID# 26-107, **Version:** 1

Agenda Date: 11/09/2026

Subject:
Certification of the April 27, 2026 transitional & regular meeting minutes

Prepared by:	Wendy J. Shea-Tamag, Deputy City Clerk

I hereby certify that the attached minutes are an accurate representation of motions made and action taken at the April 27, 2026, transitional & regular meeting of the Littleton Planning Commission. I have also reviewed the video recording for the April 27, 2026 transitional & regular meeting of the Littleton Planning Commission and certify that the video recording is a full, complete, and accurate record of the proceedings.

PROPOSED MOTION:
I move to approve, based on the clerk's certification, the April 27, 2026 transitional & regular meeting of the Littleton Planning Commission.

City of Littleton

Littleton Center
2255 West Berry Avenue
Littleton, CO 80120

Meeting Minutes - Draft

Planning Commission

Monday, April 27, 2026 | **6:30 PM** | **Council Chamber**

Transitional & Regular Meeting - Start Time is Approximate

Transitional Meeting

Roll Call

Present 7 - Commissioner Almond, Commissioner Coronato, Alternate Howes, Commissioner Roethlisberger, Commissioner Neely, Commissioner Santana, and Commissioner Schwinn

Absent 1 - Commissioner Goodman

Nominations for and Election of Chair

Commissioner Santana self nominated and accepted the nomination. Commissioner Almond self nominated and accepted the nomination. With no further nominations the nominations are closed.

Commissioner Roethlisberger moved and Commissioner Neely seconded to appoint Commissioner Santana as chair. The vote is 5-2 with Commissioners Coronato and Almond voting no. The motion carries. There was no further vote.

Aye: 7 - Commissioner Almond, Commissioner Coronato, Alternate Howes, Commissioner Roethlisberger, Commissioner Neely, Commissioner Santana, and Commissioner Schwinn

Absent: 1 - Commissioner Goodman

Nominations for and Election of Vice Chair

Nominations for and election of vice chair. Commissioner Roethlisberger self nominated and accepted the nomination. With no further nominations the nominations are closed.

Commissioner Coronato moved and Commissioner Santana seconded to appoint commissioner Roethlisberger as vice chair. The vote is 7-0. The motion carries.

Aye: 7 - Commissioner Almond, Commissioner Coronato, Alternate Howes, Commissioner Roethlisberger, Commissioner Neely, Commissioner Santana, and Commissioner Schwinn

Absent: 1 - Commissioner Goodman

Volunteer for Capital Improvement Sales Tax Board

Chair Santana volunteered for the CISTB. With no further volunteers Chair Santana will represent the Planning Commission on the board.

Adjournment

Deputy City Clerk, Wendy Shea-Tamag, adjourned the transitional meeting at 6:38p.m.

Regular Meeting

1. Roll Call

Present 7 - Commissioner Almond, Commissioner Coronato, Alternate Howes, Vice Chair Roethlisberger, Commissioner Neely, Chair Santana, and Commissioner Schwinn

Absent 1 - Commissioner Goodman

2. Pledge of Allegiance

3. Approval of Agenda

4. Minutes to be Approved

a) ID# 26-070 Certification of the March 23, 2026 regular meeting minutes

Commissioner Coronato moved and Commissioner Almond seconded to approve, based on the clerk's certification, the March 23, 2026 regular meeting minutes. The vote is 7-0. The motion carries.

Aye: 7 - Commissioner Almond, Commissioner Coronato, Alternate Howes, Vice Chair Roethlisberger, Commissioner Neely, Chairr Santana and Commissioner Schwinn

Absent: 1 - Commissioner Goodman

5. Public Comment

Pam Chadbourne, Dist. I - Housing data needed

6. General Business - None

7. Public Hearing

a) PC Resolution 04-2026 PC Resolution 04-2026: Recommending Approval to Planning Commission of an Amendment to the Chatfield Activity Center Comprehensive Development Plan (CDP)

Chair Santana opened the public comment portion of the public hearing at 8:30p.m.

Ken Colaizzi, Dist. IV - in favor

Donna Szewczak, Dist. IV - in favor (offered signatures)

Pam Chadbourne, Dist. I - opposed

Chair Santana closed the public comment portion of the public hearing at 8:40p.m.

Commissioner Almond moved and Vice-Chair Roethlisberger seconded to

approve an amendment to the Chatfield Activity Center Comprehensive Plan (CDP). The vote is 6-1 with Chair Santana voting no. The motion carries.

Aye: 6 - Commissioner Almond, Commissioner Coronato, Alternate Howes, Vice Chair Roethlisberger, Commissioner Neely and Commissioner Schwinn

Nay: 1 - Chair Santana

Absent: 1 - Commissioner Goodman

b) PC Resolution 07-2026

PC Resolution 07-2026: Recommending Approval to City Council of an Amendment to the Future Land Use and Character Map for the remaining Trailmark Subdivision Parcel from Suburban Commercial to Suburban Residential.

Commissioner Almond moved and Commissioner Coronato seconded to approve PC Resolution 07-2026 recommending approval to city council of an amendment to the Future Land Use and Character Map for the remaining Trailmark Subdivision Parcel from Suburban Commercial to Suburban Residential. Commissioner Almond and Commissioner Coronato agreed to withdraw the motion.

Commissioner Coronato moved and Commissioner Howes seconded to move the discussion of Resolution 07-2026 to a date certain. Date certain was not concluded. Commissioner Coronato & Commissioner Howes agreed to rescind the motion.

Commissioner Coronato moved and Commissioner Almond seconded to approve PC Resolution 07-2026 recommending approval to city council of an amendment to the Future Land Use and Character Map for the remaining Trailmark Subdivision Parcel from Suburban Commercial to Suburban Residential. The vote is 3-4 with Chair Santana, Vice Chair Roethlisberger and Commissioners Howes & Schwinn voting no. The motion fails.

Aye: 3 - Commissioner Almond, Commissioner Coronato and Commissioner Neely

Nay: 4 - Alternate Howes, Vice Chair Roethlisberger, Chair Santana and Commissioner Schwinn

Absent: 1 - Commissioner Goodman

c) PC Resolution 08-2026

PC Resolution 08-2026: Recommending Approval to City Council of a Rezoning for the remaining Trailmark Subdivision Parcel from Corridor-Mixed (CM)/Planned Development Overlay (PL-O) to Small Lot Residential (SLR).

Commissioner Coronato moved and Commissioner Almond seconded to approve Resolution 08-2026 recommending approval to city council of a rezoning for the remaining Trailmark Subdivision Parcel from Corridor-Mixed (CM)/Planned Development Overlay (PL-O) to Small Lot Residential (SLR).

Commissioner Coronato moved and Commissioner Almond seconded to amend the motion to include a requirement for a fiscal comparison of current zoning vs. proposed zoning with the information that is presented to council. The vote is 7-0. The amendment carries.

The vote on the main motion is 3-4 with Chair Santana, Vice Chair Roethlisberger, Commissioners Howes & Schwinn voting no. The motion fails.

Aye: 3 - Commissioner Almond, Commissioner Coronato and Commissioner Neely

Nay: 4 - Alternate Howes, Vice Chair Roethlisberger, Chair Santana and Commissioner Schwinn

Absent: 1 - Commissioner Goodman

8. Comments / Reports

I. Community Development Director/Staff

No comments

II. City Attorney/City Clerk

No reports

III. Commission Members

No reports

IV. Chair

No report

9. Adjournment

Chair Santana adjourned the meeting at 9:57p.m.

Staff Communication

File #: PC Resolution 09-2026, **Version:** 1

Agenda Date: 11/09/2026

Subject:
PC Resolution 09-2026: Approving a Conceptual Master Development Plan for Bear Valley Bible Institute at 7926 S. Platte Canyon Road

From:	Teri Whitmore, Sr. Planner
Prepared by:	Teri Whitmore, Sr. Planner
Presentations:	Teri Whitmore, Sr. Planner
	Wayne Jones, Bear Valley Bible Institute, Applicant

PURPOSE:
To obtain planning commission's approval of a Conceptual Master Development Plan for Bear Valley Bible Institute at 7926 S. Platte Canyon Rd., allowing it to be removed from the governing PD, to allow access to the underlying Business Center (BC) zoning district.

LONG-TERM OUTCOME(S) SERVED:
High-Quality Governance

DISCUSSION:
The applicant seeks approval of a Conceptual Master Development Plan for the re-use of a former corporate headquarters office building (Kiewit) for administrative offices and a ministry training center. The proposed project is only for interior improvements of the existing building for the new proposed use, with no anticipated exterior site work. The building is currently governed by the South Platte Reservoir Planned Development (PD), with its underlying BC zone district. Per Section 10-1-1.2.A.E.2, a property owner may seek approval from Planning Commission in order to utilize the standards and regulations of the underlying zone district. The owner and applicant of the subject parcel are interested in the renovation of the existing corporate office building into a Private College/University land use, which is currently not allowed in the established PD given the use limitations and other listed requirements.

BACKGROUND:
The South Platte Reservoir PD was first approved in November 1999, and it established the use and regulations for 7926 S. Platte Canyon Road. The allowed uses for the site included water quality and storage facilities, South Platte Park complimentary features, existing billboards, limited access to the reservoir for security purposes, along with continued 24 hour-a-day mining operations and office use of the former Kiewit corporate headquarters with allowances outlined in an intergovernmental agreement. The use and standards for the site under the PD has restricted the former Kiewit Corporate Headquarters office building's redevelopment potential, noting the minimal land use options beyond the site's former specialized reservoir uses. In addition, the current economic viability of office development and redevelopment is limited. The proposed Bear Valley Bible Institute will bring students from around the world to the facility for faith studies, adding economic

growth to the area through a year-round use of this under-utilized structure. Fifty to sixty students per class will stay in the area and utilize local services. The site is located at Littleton's southwestern boundary, surrounded by the South Platte Park and the South Platte Reservoir. The site is accessed off of S. Platte Canyon Drive to the west, also boarded by a single-family residential neighborhood in unincorporated Jefferson County.

FISCAL IMPACTS:
N/A

STAFF RECOMMENDATION:
Based on staff's analysis, the proposed Conceptual Master Development Plan for Bear Valley Bible Institute at 7926 S. Platte Canyon Rd. is in compliance with the approval criteria in Littleton's City Code section 10-9-5.7, as detailed in the staff report. Therefore, staff recommends approval of planning commission Resolution 09, Series, 2026.

ALTERNATIVE:
The Littleton Planning Commission may approve, approve with conditions, or deny the Conceptual Master Development Plan for Bear Valley Bible Institute at 7926 S. Platte Canyon Rd., removing the governing Planned Development, in order to utilize the underling BC zoning district.

PROPOSED MOTION:
I move to approve the PC Resolution 09-2026, approving a Conceptual Master Development Plan for Bear Valley Bible Institute at 7926 S. Platte Canyon Road.

CITY OF LITTLETON, COLORADO

PC Resolution No. 09

Series, 2026

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LITTLETON, COLORADO, APPROVING A CONCEPTUAL MASTER DEVELOPMENT PLAN FOR 7926 S. PLATTE CANYON RD.

WHEREAS, Title 10, Chapter 9, Section 10-9-5.7 of the Littleton City Code authorizes planning commission, following public notice and a public hearing, to approve, approve with conditions, or deny a conceptual master development plan (Conceptual MDP), which illustrates the nature and character of development within the parameters of a property's underlying zoning district; and

WHEREAS, the Bear Valley Bible Institute, the "Applicant," applied for a conceptual master development plan on the property, more fully and legally described on Exhibit "A," (the "Property") which is attached hereto and fully incorporated herein by this reference;

WHEREAS, the Property is zoned Business Center (BC) with a Planned Overlay District (PL-O) designation, which overlays the boundaries of the former South Platte Reservoir Planned Development; and

WHEREAS, the planning commission of the City of Littleton, Colorado conducted a public hearing on November 9, 2026, to consider the Bear Valley Bible Institute Conceptual MDP, more specifically described in Exhibit B, (the "Plan"), attached hereto and fully incorporated herein by this reference; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF LITTLETON, COLORADO, THAT:

Section 1. Following the hearing and based on the evidence presented at the hearing, the Commission finds in fact:

1. The application submitted by Bear Valley Bible Institute was determined to be complete in accordance with and through the city's review process; and

2. Proper notice of the public hearing was provided in accordance with Section 10-9-3.5 and Table 10-9-3.9.1 of the Unified Land Use Code; and

3. The Applicant conduct4ed neighborhood meetings on August 31, 2026 and October 27, 2026, as required by Section 10-9-3.6.C and Table 10-9-3.9.1; and

4. The Property is eligible to develop in accordance with the underlying BC zoning

district pursuant to Subsection 10-1-1.2.A and an MDP is required pursuant to Section 10-9-5.7.B; and

5. The Plan, represented in Exhibit B, demonstrates a site layout and circulation plan that is efficient relative to its context and location and is designed to achieve the intent and purpose of the underlying BC zoning district;

6. The existing design of the building, parking, hardscape and landscape areas provide for functionality, visual interest, aesthetic appeal, and are consistent with the underlying BC zoning district, and the Plan maintains these spaces and elements, proposing only interior renovations; and

7. The Plan demonstrates compliance with the applicable zoning district and design principles; and

8. The Plan, represented in Exhibit B, provides sufficient detail to establish concept-level adherence to the applicable building and site design principles of the Littleton City Code, as required for an MDP (Conceptual) by Section 10-9-5.7.A; and

9. The Applicant has demonstrated that the application meets all applicable decision criteria, as required by Section 10-9-3.4.C.

Section 2: This Resolution constitutes the written findings and decision of the City of Littleton's Planning Commission.

Section 3: On the basis of the above, the planning commission approves the Master Development Plan (Conceptual) for Bear Valley Bible Institute, in substantially the same form attached hereto as Exhibit B.

Section 4: Severability. If any part, section, subsection, sentence, clause or phrase of this resolution is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of this resolution. The planning commission hereby declares that it would have passed this resolution, including each part, section, subsection, sentence, clause or phrase hereof, irrespective of the fact that one or more parts, sections, subsections, sentences, clauses or phrases may be declared invalid**.**

Section 5: Repealer. All resolutions, or parts thereof, in conflict with this resolution are hereby repealed, provided that this repealer shall not repeal the repealer clauses of such resolutions nor revive any resolution thereby.

INTRODUCED, READ, AND ADOPTED at a regularly scheduled meeting of the Planning Commission of the City of Littleton, Colorado, on the 9th day of November 2026 at 6:30

p.m. at the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado.

ATTEST:

_____
Colleen L. Norton
CITY CLERK

_____
Patrick Santana
CHAIR

APPROVED AS TO FORM:

_____
Atasi Titlow
SENIOR ASSISTANT CITY ATTORNEY

EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land located in the Southeast Quarter of Section 36, Township 5 South, Range 69 West of the 6th Principal Meridian, County of Jefferson, State of Colorado, more particularly described as follows:

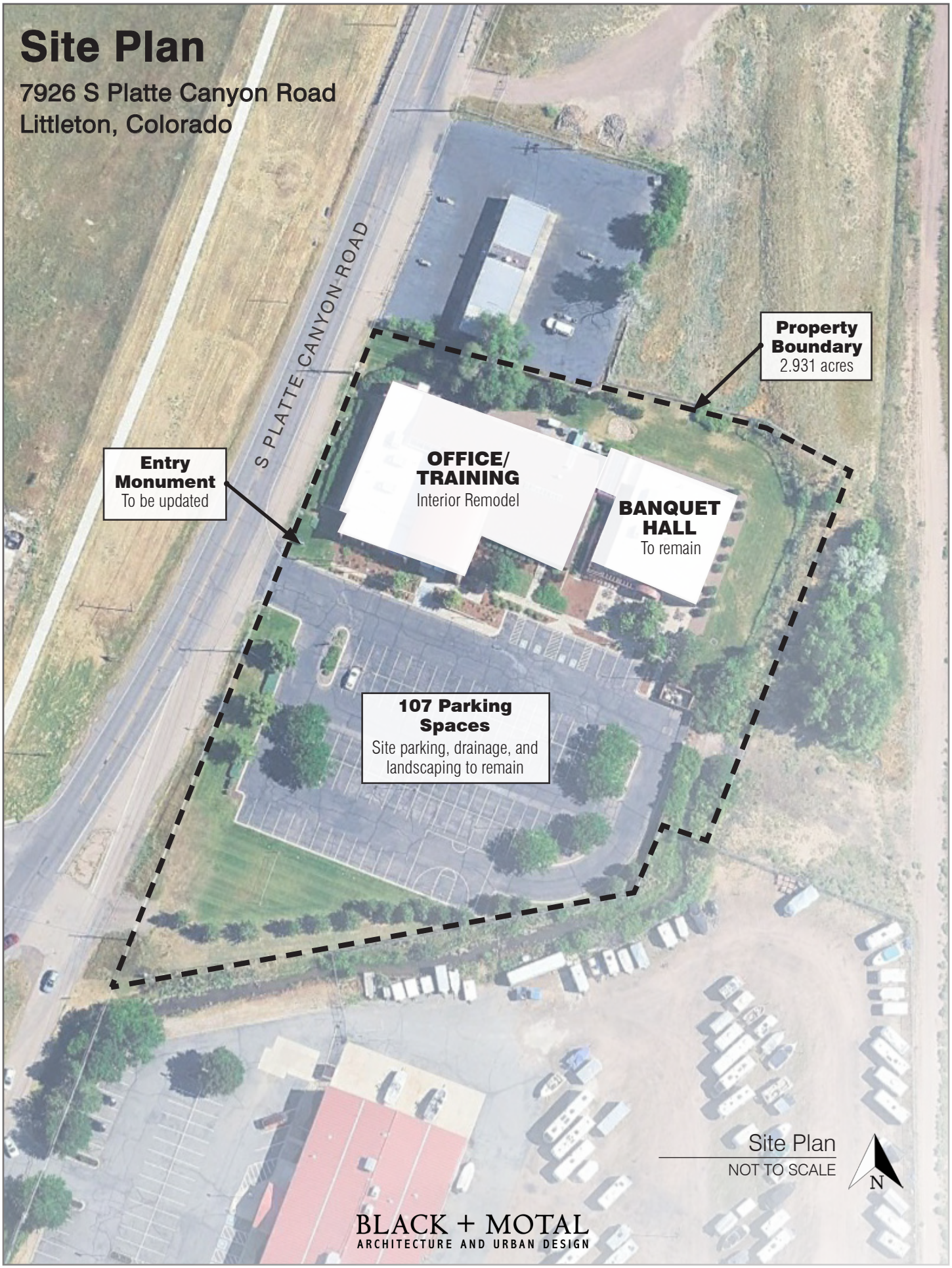
NOTE: For the purpose of this description the bearings are based on the easterly line of said Section 36 between the Southeast Corner of said Section 36 and the Northeast Corner of said Section 36 being a deeded bearing of North 00°12'28" East and a distance of 5291.53 feet. The termini of the line are monumented respectively by a 3 1/2" Corps of Engineers Brass Cap in concrete and a 3 1/4" Aluminum Cap in a range box stamped PLS 25965 1996.

COMMENCING at Southeast Corner of said Section 36; thence N 00°12'28" E, along the east line of the Southeast Quarter of said Section 36, a distance of 2467.38 feet; thence N 89°47'32" W, a distance of 37.86 feet to the **POINT OF BEGINNING**; thence S 22°24'42" W, a distance of 267.53 feet to a point on the northerly line of that tract of land described in Book 2382 at Page 63 of the Jefferson County Records; thence N 67°35'18" W, along said northerly line, a distance of 30.00 feet; thence S 22°24'42" W, along the westerly line of said tract, a distance of 49.70 feet; thence S 79°55'35" W, along the northerly line of said tract, a distance of 355.64 feet to the easterly right of way line of South Platte Canyon Road; thence N 22°23'14" E along said easterly right of way line, a distance of 488.59 feet to the southerly line of a parcel of land described at Reception No. 8508112; thence S 70°59'38" E, a distance of 330.78 feet to the **POINT OF BEGINNING**.

Containing 128,654 square feet or 2.953 acres, more or less.

Site Plan

7926 S Platte Canyon Road
Littleton, Colorado



Site Plan
NOT TO SCALE

BLACK + MOTAL
ARCHITECTURE AND URBAN DESIGN

Staff Report

Meeting Date: November 9, 2026

Planner: Teri Whitmore, AICP, PMP Senior Planner

APPLICATION SUMMARY:

Project Name: Bear Valley Bible Institute Conceptual Master Development Plan

Case Numbers: MDPC26-0002

Application type: Conceptual Master Development Plan (MDP)

Location: 7926 S. Platte Canyon Rd., which is generally located adjacent to the Platte Canyon Reservoir and South Platte Park, off of South Platte Canyon Road, at the former Kiewit Corporate Headquarters Building.

Size of Property: 2.931 acres

Zoning: BC Business Center/Planned Development Overlay District (BC/PL-O)

Applicant: Mr. David Jones, on behalf of Bear Valley Bible Institute

Applicant's Representative: Black + Motal, Architecture and Urban Design

Owner: RIVERBEND-CHATHAM HQ LLC

Applicant Request: Approval of a Conceptual Master Development Plan to remove the Planned Development Overlay standards to allow for an office and training facility with the underlying BC zoning, allowing an existing corporate headquarters building to develop with an Adaptive Reuse.

PACKET CONTENTS:

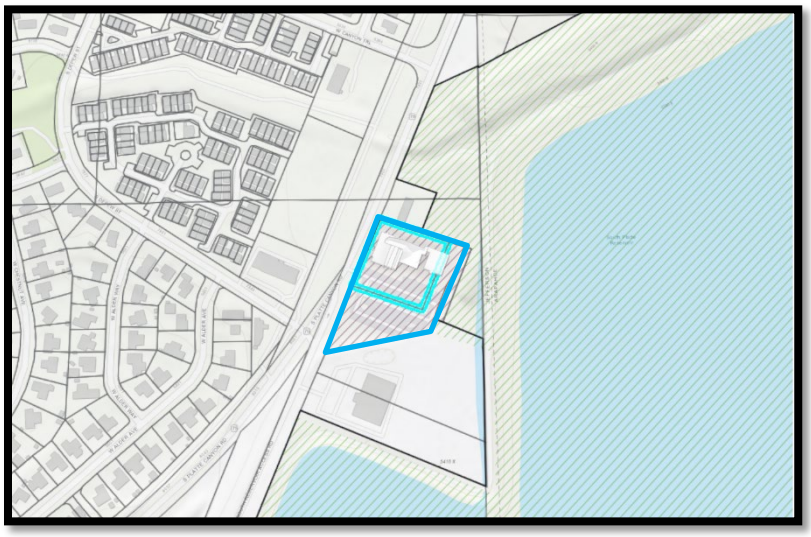
Item	Pages
Background	3
Request Analysis	3
Staff Recommendations	8
Attachments	11

LOCATION:

The proposed development is located on a 2.931-acre site that is generally located adjacent to the Platte Canyon Reservoir and South Platte Park, off of South Platte Canyon Road, at the former Kiewit Corporate Headquarters Building. More recently the site has been occupied by Chatham

Financial, which has since vacated the building. The site is a unique shape that borders South Platte Canyon Road to the west, the Platte Canyon Reservoir to the east, a carwash to the north, and a boat sales and storage center on its southern side. The vicinity map below shows the location of the highlighted subject property (outlined in blue).

Vicinity Map



PUBLIC NOTICE REQUIREMENTS AND PROCESS:

Pursuant to Section 10-9-3.5 of the Unified Land Use Code (the "ULUC"), notice of public hearings shall be given in accordance with Table 10-9-3.9.1, which states, in part, for the relevant application before the Commission:

Table 10-9-3.9.1
Development Review Summary

Development Application	Pre-App Required	Neighborhood Meeting	Review and Decision		Public Notice	Expiration (10-9-3.8)	Applicable Standards
			Review/Recommend	Decide			
CDD = Community Development Director; PC = Planning Commission; CC = City Council; HPB = Historical Preservation Board; BOA = Board of Adjustment; BBoA = Building Board of Appeals; [ ] = Public Hearing Required							
Master Development Plan (Sec. 10-9-5.7)	✓	✓	CDD	[PC]	Pu M Po	2 years	Article 10-1-3

Pu = Published in newspaper 10 days prior to public hearing in accordance with Section 10-9-3.5
Po = Sign posted on property 10 days prior to public hearing in accordance with Section 10-9-3.5
M = Mailed notice to adjoining property owners or property owners within a specified distance of the subject property 10 days prior to public hearing in accordance with Section 10-9-3.5

Section 10-9-3.5 of the ULUC requires that any notice provided by mail, shall be provided through the United States Postal Service to all addresses, units, and property owners located within 700 feet of the property. If there are any homeowner's or other owner associations within 700 feet of the property, then notification need only be sent to the association's designee.

In accordance with the ULUC provisions regarding public notice, staff notified all addresses, units, and individual property owners and residents within 700 feet of the site at least ten (10) days in

advance of the November 9, 2026 hearing date. In total, staff sent 102 notification cards to property owners and residents within the notification boundary.

The first neighborhood meeting was held on August 31, 2026 and the second neighborhood meeting was held on October 27, 2026. The neighborhood meeting summaries are attached to this report.

BACKGROUND:
The previous use of the subject property was for a corporate headquarters. The buildings have been largely vacant or underutilized. The site is currently under contract to be purchased by Bear Valley Bible Institute for office and training facility uses. The site is 2.931 acres and is bordered by a major arterial and the Platte Canyon Reservoir. The neighboring properties have the following zoning and land uses:

Direction	Zoning	Land Use
North	Jefferson County & BC/PL-O	Commercial (Car Wash) and South Platte Park
East	BC/PL-O	South Platte Park & South Platte Canyon Reservoir
South	Jefferson County	Commercial (Boat and RV Storage)
West	Jefferson County	Commercial (Edge Volleyball) & Single-Family Detached Residential

A Conceptual MDP is intended to provide a framework for a future adaptive reuse plan, in compliance with the underlying zoning district. The site is currently regulated by the South Platte Reservoir Planned Development District (PL-O). The proposed MDP would remove the site from the existing PL-O allowing the entire former corporate headquarters site to be regulated by the BC zoning district in association with the proposed Conceptual MDP.

APPLICANT'S REQUEST FOR A MASTER DEVELOPMENT PLAN (CONCEPTUAL):

APPLICATION DETAILS:
The applicant, Bear Valley Bible Institute, with the approval and permission of the Owner, RIVERBEND-CHATHAM HQ LLC, requests approval of a Conceptual MDP for an office and training facility as an adaptive reuse of the former corporate headquarters building. The permitted land use is for a private college.

General Content:
Pursuant to Section 10-9-5.7(B)(2), an MDP, whether conceptual or detailed, is required to illustrate the nature and character of development within the parameters of the underlying zoning district, including the general content areas. The applicant has provided a narrative describing how they comply with the general content provisions with the Conceptual MDP submission. Staff has provided additional information pertaining to each content area below:

a. *Context*. The context of the proposed development, relative to adjacent development, and the proposal for transitioning and buffering;

The proposed adaptive reuse of a former corporate headquarters building is located within the BC/PL-O zoning district. The underlying BC zoning district allows for office, training, and other commercial uses outlined for the site's adaptive reuse proposal; however, the PL-O standards currently governing the site do not permit all of the proposed uses. The proposed building interior-only reuse of this site will have minimal additional impacts on the area, and sits adjacent to the Platte Canyon Reservoir and South Platte Park to the east, and commercial uses to the north, west, and south The applicant plans to implement no substantive site work, with the exception of landscaping and clean-up. The proposed office and training facility would provide activity at the site during the work week but will be using only a portion of the building initially. The traffic generation is comparable to the former corporate headquarters use (see Section f below). The proposed site is largely vacant and underutilized.

b. *Location, Scale, and Design*. The locations and types of residential, non-residential, and mixed land uses; their scale and design relationships; and methods to promote compatibility between the various uses and adjacent lots;

The proposed office and training facility's adaptive reuse development includes permitted uses in the BC zoning district; however, not all of the proposed uses are allowed under the current BC/PL-O zoning district. The current height of the existing building on-site is primarily one and two stories, varying for most of its footprint, with the highest elevation at an approximation of thirty-six (36) feet. If the Conceptual MDP is approved, the site would fall within the BC zoning district standards, allowing for a maximum height of four stories and fifty-five (55) feet. Approval of the Conceptual MDP would therefore increase the maximum building height permitted, as the PL-O allowed for a maximum of thirty-five (35) feet. The proposed Conceptual MDP includes no requested changes to the existing building on-site, other than interior renovations. This building would remain at its existing height with this proposal.

The design portion of this proposal is covered within the "Quality Design" section of the Decision Criteria and Analysis portion of this report.

c. *Density*. Minimum and maximum gross densities, block sizes, lot patterns, and heights of residential uses;

The proposed development complies with the maximum floor-to-area ratio of the BC district. The current Floor-to-Area Ratio (FAR) .21, with the BC zoning district allowing up to a 0.6 FAR maximum. The site exceeds the twenty percent (20%) open space minimum in BC. The maximum height was previously discussed in the prior section. The current building coverage is at 15% (.15), meeting the maximum building coverage in BC.

d. *Intensity*. Maximum gross floor areas, building coverage, and heights of non-residential and mixed uses;

The proposed development meets all current BC (Business Center) intensity standards found

within Table 10-5-2.2 BC Lot and Building Standards. The current building and site meets the required building and parking setbacks, Floor-Area Ratio (FAR), common open space minimums, and maximum height standard. The project is proposed to be an adaptive reuse, providing only interior renovations and no site changes are proposed other than pavement and landscaping maintenance. The project is consistent with the City of Littleton's Comprehensive Plan, with this area having the Future Land Use and Character (FLUC) designation of Suburban Commercial. The single-family residential area is located across S Platte Canyon Road and predominately behind existing commercial uses. Comments at the neighborhood meetings were positive for the reuse of this building, with the only concerns raised being pedestrian crossings from the former corporate headquarters to nearby commercial uses.

An excerpt from the BC (Business Center) standards table is below:

Table 10-5-2.2
BI Lot and Building Standards

District	Floor Area Ratio	Minimum							Maximum	
		Parking Setbacks		Building Setbacks				Common Open Space	Building	
		Street Right-of-Way	Property Lines[2]	Front	Interior Side	Corner	Rear		Height[3]	Coverage (%)
BC, Business Center	0.6	15'	10'	25'	10'	15'	25'	20%	4 / 55'	0.15
IP, Industrial Park	1.0	10'	5'	20'	10'	10'	20'	10%	4 / 55'	0.24

Table Notes:
1. Refer to Subsection 10-1-3.6.F, *Bufferyard Requirements*, for potential additional setback requirements.
2. The dimensions reflect the number of stories and the maximum building height. Height is subject to the bulk plane standards set out in Section 10-1-3.5, *Transition Standards*.

e. *Parking and Circulation*. The proposed parking and circulation plans;

The applicant does not propose any modifications to the existing parking area. The Conceptual MDP states that the applicant's intent is to maintain the site and continue to meet all building and site standards, including maintaining the existing parking on-site "as-is." The Conceptual MDP shows the current surface level parking and its landscaping being maintained, with no modifications.

Per the requirements of an adaptive reuse project in Section 10-9-5.8, the applicant is not required to provide an improved pedestrian circulation plan with its submission. Simply to consider the site's relationship with pedestrian and bicycle traffic and public transit.

f. *Streets*. The patterns, functional classifications, and cross-sections of streets within and adjacent to the development, along with the network of pedestrian and bicycle improvements;

The proposed development fronts S. Platte Canyon Rd. (Commercial Corridor). A trip generation letter was submitted for the site. It indicates that the proposed use will have a comparable impact on the transportation system as the previous use. The traffic demand

letter for the office and training use of this site estimates approximately twelve (12) additional weekday daily trips, four (4) additional morning peak hour trips, and eight (8) fewer afternoon peak hour trips compared to the previous trip user. The Institute of Transportation Engineers (ITE) trip generation guidance demonstrates that the adjacent roadway network can meet the demand of the anticipated development.

g. *Common Open Space*. General locations, means of continuity and connectivity, and the extent of common open spaces and amenities;

The site data table provided by the applicant in the Conceptual MDP packet indicates compliance with the 20% open space requirement in the BC zoning district. The applicant will be submitting for an adaptive reuse permit, only planning maintenance improvements of the existing open space with no design improvements or changes. Greater detail will be provided with the permit application, following the Conceptual MDP process.

h. *Environmental Protection*. Areas of environmental protection and preservation, including floodplains and riparian areas, wetlands and water bodies, and vegetated areas; and

The proposed development would be an interior-only redevelopment of an existing office building. A significant portion of the site is impervious surface for parking, with incorporated landscape and open space. The proposed development will maintain its existing greenspace and their maintenance, per the adaptive reuse regulations in the ULUC. The applicant will also be required to adhere to all stormwater requirements. Greater detail regarding compliance with these requirements will occur at time of the adaptive use permit.

i. *Phases*. Phases and timing of development.

The applicant is proposing interior work only within the existing office building. Site phasing is not applicable. If the Conceptual Master Development Plan is approved, the next step in the development process for the applicant is to apply for an adaptive reuse of the site, that shows adherence to the ULUC and the proposed Conceptual MDP.

Decision Criteria and Analysis:
Pursuant to Section 10-9-5.7(C) of the ULUC, there are four (4) decision criteria for a MDP (Conceptual):

1. *Zoning District Conformance.* The plan demonstrates compliance with the applicable BC (Business Center) zoning district and design standards, per the Conceptual MDP request to use the underlying zoning.

   The previously discussed general content provisions demonstrate conformance with the BC zoning district regulations. Final compliance with the ULUC will be ensured at time of the adaptive reuse plan submission.

2. *Layout.* The Conceptual MDP submission provides site details of current conditions, showing the layout and circulation plan that is in-place. The proposal is an interior-only

renovation, with the intent of applying for an adaptive reuse plan permit that will maintain the site's current context and design.

The South Platte Reservoir Planned Development (PD) currently governs the requirements for the site, with the underlying Business Center (BC) zoning standards applying upon approval of the Conceptual MDP. The site fronts onto S. Platte Canyon Rd., near its intersection with S. Depew St.

The site setbacks for BC zoning are outlined in Littleton's ULUC in Table 10-5-2.2. The building and site, initially developed under the PD zoning, meet today's BC zoning standards. The proposed reuse of the site under the BC zoning standards will not create any non-conformance with Littleton's zoning code and no waivers are being requested.

The applicant's MDP submission outlines the site's vehicular accessibility, noting the efficiency of its current layout and accessibility along South Platte Canyon Road / State Highway 75. The primary method of transport to the site is by personal automobile with its location off a major urban arterial. The proposed institute is anticipated to generate approximately 12 additional weekday daily trips, with four (4) additional trips during the morning peak hour and eight (8) fewer trips during the afternoon peak hour when compared to the previous office user. This represents a traffic impact and demand similar to that of the prior user. Therefore, the traffic anticipated to be generated by the new user compared to the previous user will still be accommodated by the surrounding roadway network.

Pedestrian circulation is internal to the site and there are nearby paths that connect to South Platte Park. Sidewalk connections and roadway crossings for multi-modal transportation options are not readily available in the area. The one concern raised by attendees at neighborhood meetings was pedestrian crossings across S. Platte Canyon Rd. from the site's parking lot to the nearby commercial uses. A new full-time user locating at the property should help deter the offsite parking and pedestrian crossings. The adaptive reuse plan proposal for the Bear Valley Bible Institute is not modifying the current state of the site and is not required to provide additional pedestrian improvements.

It is staff's opinion that the proposed layout achieves the intent and purpose of the underlying BC zoning district by maintaining an existing building with adequate internal site circulation for pedestrians and vehicular connections to S. Platte Canyon Rd. Off-site pedestrian connectivity remains limited, as noted above.

3. *Quality Design*. The Conceptual MDP provides for high-quality design of building architecture and landscape architecture to establish visual interest, aesthetic appeal, and a unique identity for the development including human-scale amenities, and integration of civic spaces for public interaction;

The largely vacant/underutilized former Kiewit corporate headquarters site provides an opportunity to re-energize the site with a user that will enhance and maintain the property.

The original Site Plan for the building was provided, including building elevations, circulation plan, landscaping, and other key design elements. The plans outline the details to meet the adaptive reuse plan requirements and to ensure the project maintains its quality design,

consistent with the ULUC.

4. *Natural Resources.* The Conceptual MDP identifies unique and desired natural features of the site and when possible, preserves or enhances those features;

   The most significant natural resource that exists near the site is the South Platte Reservoir and the adjoining park. The former corporate headquarters site was initially developed to work with the reservoir and its development. As a result of this historical purpose, the site has carefully protected the reservoir and only engages with it through unimproved pedestrian paths. The existing site has extensive open space, beyond the required 20%, to ensure the natural views and interactions with the area's natural resources.

   Internal and external reviewers have reviewed the proposal and its impact on stormwater drainage, ensuring that the project has adequate onsite stormwater quality and detention facilities. Review feedback indicates that no further facilities are needed for the reuse of the building, subject to there being no changes to the current site conditions, other than maintenance.

Staff Recommendation:

It is staff's opinion that the proposed Conceptual MDP complies with the applicable decision criteria under Section 10-9-3.4.C. If the Conceptual MDP is approved, an administratively reviewed adaptive reuse plan permit would follow, refining the details of the site prior to any construction activities commencing.

Staff recommends approval of the proposed Conceptual MDP for the Bear Valley Bible Institute reuse of the former Kiewit corporate headquarters site.

Economic Development Department Analysis:

The location of the facility is geographically undesirable for most viable commercial enterprises that would generate significant sales tax revenue for the city. The former enterprise, Chatham Financial Services, generated very little sales tax and the property has been vacant for the last few years. The Applicant provided an economic analysis detailing the intended uses of the proposed facility which is likely to create induced demand spending in Littleton due to the visitation and activities taking place at the Institute. In economic development, induced demand refers to the additional economic activity, customer traffic, visitors, spending, investment, and business opportunities that are generated when a particular land use or business locates in a city. In simple terms, certain businesses and developments do more than generate their own sales and jobs. They create demand for other businesses, services, and activities around them. This is an important concept for evaluating development proposals, incentives, land-use decisions, and the broader economic impact of a project.

As a result, Economic Development staff concurs with the Applicant's economic analysis that the office and visitor uses will help to spur economic activity in Littleton and therefore is supportive of the Conceptual Master Plan Development proposal for the adaptive reuse of the former Kiewit corporate headquarters for the Bear Valley Bible Institute.

REFERRAL ENTITY COMMENTS:

The following entities received referral letters regarding the application:

- Denver Water – CONDITIONAL - LETTER WRITTEN
- Centurylink – NO RESPONSE
- Public Utilities – Xcel – APPROVED W/CONDITIONS -LETTER WRITTEN
- Comcast – NO RESPONSE
- Lumen – NO RESPONSE
- City of Littleton – City Attorney – NO COMMENTS
- City of Littleton – Economic Development - APPROVED
- City of Littleton Engineering/Traffic – APPROVED
- City of Littleton – Geographic Information System (GIS)- APPROVED
- City of Littleton – Planning - APPROVED
- Jefferson County - REPORT WRITTEN
- South Metro Fire – APPROVED W/CONDITIONS -LETTER WRITTEN
- South Metro Water and Sanitation - APPROVED W/CONDITIONS-LETTER WRITTEN

South Metro Water and Sanitation provided a letter on the project, noting that it does not appear that the proposal has substantial renovations or improvements so it likely would not be required to enter the district's formal plan review process. The district will need to review any Mechanical, Electrical, and Plumbing system plans. Additionally, any proposed landscaping must maintain a minimum 5-foot clearance around the existing hydrant and meter pit.

Denver Water noted that since this is a remodel, they will need to verify that the existing taps can accommodate the new water demand for domestic and the fireline. They offered to guide the applicant through the appropriate review process.

Xcel has existing overhead electric distribution facilities along the west property line. Please note that if the monument sign height is to increase, a minimum 10-foot radial clearance must be maintained at all times from these overhead utilities. For any new natural gas or electric service or modification to existing facilities, the application process must be completed.

Jefferson County provided a memo recommending an Economic Impact Memo be requested of the applicant, to be prepared by a third-party. They also requested pedestrian counts at Platte Canyon and Depew, comparing weekdays and weekends, to determine if there are any needed improvements. The City of Littleton provided feedback on the requests in the memo, outlining that both were outside code requirements for this project proposal. These are attached.

South Metro Fire and Rescue (SMFR) has reviewed the proposal and has conditionally approved the plans. It is expected the building will be brought into compliance with the adopted codes.

PLANNING COMMISSION OPTIONS: Conceptual Master Development Plan: Pursuant to Section 10-9-5.7(C), the Commission shall approve, approve with conditions, or deny the proposed Conceptual Master Plan for 7926 S. Platte Canyon Rd.

STAFF RECOMMENDATION:
Staff recommends the following:

1) Approval of PC Resolution 09 Series 2026 – Conceptual Master Development Plan for the Bear Valley Bible Institute located at 7926 S. Platte Canyon Rd.

PLANNING & ZONING

JEFFERSON COUNTY COLORADO

OUTSIDE AGENCY REFERRAL MEMO

Date: October 20, 2026

To: Teri Whitmore

From: Heather Gutherless

Re: Bear Valley Bible Institute

Case no.: MDPC20-0002 (Jefferson County case no. 26-128335OA

1. Thank you for sending this case to Jefferson County for review. We have the following comments on this case:
2. The Economic Impact Memo does not contain information about who prepared the report. Based on some of the language in the report it sounds as if the applicant created this memo. We question whether this memo is an unbiased opinion because of this and recommend that this memo be prepared by a 3rd party.
3. Pedestrian counts at Platte Canyon and Depew need to be collected. We request a weekday count and a weekend count for evaluation of a potential crossing at Depew and Platte Canyon. Please provide this information with the next referral.
4. We request a re-review of this case.

City of Littleton
Community Development Department
2255 W. Berry Avenue
Littleton, Colorado 80120
303-795-3787

Ms. Heather Gutherless
Jefferson County Planning & Zoning
100 Jefferson County Parkway, Suite 3550
Golden, CO 80419

October 27, 2026

Dear Ms. Gutherless,

Thank you for Jefferson County's review of MDPC26-0002 Bear Valley Bible Institute's application for a conceptual MDP and for your comments dated October 20, 2026. Our responses follow, numbered to match your memo.

Comment 2 – Economic Impact Memo authorship and third-party preparation

- The Economic Impact memo was independently reviewed and approved by the City of Littleton Economic Development Department for accuracy and consistency with the ULUC as part of its standard review process. The ULUC does not require economic analyses for adaptive reuse applications to be prepared by a third party, and the City will not be requiring one for this application. This project is the reuse of an existing building and does not involve new construction or a significant change in the scale of activity on the site.

Comment 3 – Pedestrian counts at Platte Canyon Road and Depew Street

- We understand the County's interest in evaluating a potential pedestrian crossing at Platte Canyon Road and Depew Street. However, the pedestrian activity at this intersection is not generated by the Bear Valley Bible Institute. The Institute's operations as a teaching facility during the weekdays are not expected to generate meaningful pedestrian trips across this intersection, and the Institute does not hold regular weekend programming that would account for weekend pedestrian activity.

- Further, the existing pedestrian activity at this location is attributable primarily to the adjacent volleyball facility (Edge Volleyball Club) and to the residential neighborhood in unincorporated Jefferson County. Because these are existing conditions not created by this application, the City will not require the applicant to collect pedestrian counts as a

condition of approval. Our City Attorney's Office has reviewed this item and the conditions requested by JeffCo do not seem to be related or roughly proportional to the impacts of that development.

- The City recognizes the value of evaluating pedestrian safety at this intersection and would welcome the opportunity to coordinate with the County on a joint effort to collect data or explore a crossing, independent of this application.

Comment 4 – Re-review request

- The City has completed its review of this application, and no additional referral rounds will be conducted. The application is scheduled for a public hearing before the Littleton Planning Commission on November 9, 2026. The County's referral comments and this response will be included in the staff report provided to the Planning Commission. The County is welcome to attend the hearing or submit additional written comments for the Commission's consideration prior to the meeting.

The City of Littleton appreciates Jefferson County's response and consideration of this development case, along with your focus on all of Littleton's external referrals.

Please feel free to contact me at twhitmore@LittletonCO.gov or reach out by phone with any further questions or clarifications needed.

Sincerely,



Teri Whitmore, AICP, PMP
Senior Planner

City of Littleton
Community Development Department
2255 W. Berry Avenue
Littleton, Colorado 80120
303-795-3787

Ms. Heather Gutherless
Jefferson County Planning & Zoning
100 Jefferson County Parkway, Suite 3550
Golden, CO 80419

October 30, 2026

Dear Ms. Gutherless,

Thank you for Jefferson County's review of the City of Littleton's October 27, 2026 response letter for MDPC26-0002 Bear Valley Bible Institute's Conceptual Master Development Plan (MDP) case.

The City appreciates you sharing Transportation and Engineering's (T&E's') comments and the background on the Edge Volleyball Club events. We appreciate the County flagging the pedestrian crossing concerns on Platte Canyon Road, and we agree that this is a safety issue worth addressing.

After reviewing T&E's comments, the City's position on this application remains as stated in our earlier response. As Ms. Lane's email describes, the pedestrian crossings are generated by event and tournament parking for the Edge, with attendees parking in east-side lots and crossing the highway. That being said, we can confirm based on conversations with the new owner of the property that the shared parking agreement between Edge Volleyball and this property will not continue under Bear Valley Bible Institute's ownership. As a result, the Institute will not be a destination for event-related pedestrian crossings and the change in ownership is expected to reduce, rather than add to, crossing activity at this location.

The application is an adaptive reuse of an existing building, and its operations do not create or contribute to the event-related crossing activity T&E describes. As our City Attorney's Office has reviewed and advised City staff, conditions placed on a land-use approval must have an essential nexus to, and be roughly proportional to, the impact of the proposed use. The City does not have a basis to require this application to study or mitigate a condition generated by another property's operations. For this reason, the City's position remains - we will not be requesting pedestrian counts or multimodal improvements from the applicant for this application.

We also note T&E's acknowledgment that Platte Canyon is a CDOT right-of-way. The City would welcome the opportunity to coordinate with JeffCo and CDOT to improve pedestrian safety at this crossing; however, we believe that it is a separate item outside of this application. Given the source of the crossing activity, it may be appropriate to involve Edge Volleyball Club and potentially the neighborhood HOA in that conversation.

This response will be included in the packet for the Planning Commission hearing on November 9, 2026.

The City of Littleton continues to appreciate Jefferson County's focus and diligence on the review of this development case and the concerns raised on behalf of the community.

Please feel free to contact me at twhitmore@LittletonCO.gov or reach out by phone with any further questions or clarifications needed.

Sincerely,



Teri Whitmore, AICP, PMP
Senior Planner

BLACK + MOTAL
ARCHITECTURE AND URBAN DESIGN

Public Meeting Re: 7926 S. Platte Canyon Rd.

October 27, 2026 6:30pm-6:47pm

Via Zoom

Meeting Attendance: Stephi Motal, AIA Architect, Black + Motal

Briana Thomas, Assoc. AIA, Black + Motal

Michael Hite, Bear Valley Bible Institute

Teri Whitmore, City of Littleton

Edward Harris, Neighbor

1. Introductions — All
2. Overview of location and existing site zoning — Stephi
3. History of Bear Valley Bible Institute — Michael
4. Proposal: — Stephi
    a. Revert to underlying base zoning of business center
    b. Minor interior remodeling of 1 of 2 buildings
    c. Revert to underlying base zoning
    d. Minor interior remodeling
    e. No additional parking required
    f. Most notable change will be exterior signage
    g. No other site improvements, nor exterior changes
5. Public Comment:
    a. Edward Harris inquired about a potential increase in people/traffic and how many people were using the site previously. He expressed concerns that all new development means more people.
        i. Response: The building footprint will not change and occupancy per IBC will not increase. Based on BVBI's projected growth there will be significantly fewer users on site, even in 5 years. Additionally, BVBI will not contract with the Edge Volleyball Club for use of the parking lot, which will reduce the incidence of jaywalking in the area.
    b. Edward Harris inquired if there will be an increase in lights beyond what currently exists?
        i. Stephi responded there are no plans to update the exterior lighting.

208 WEST FOURTH STREET, SUITE 3A AUSTIN, TEXAS USA 78701
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BLACK + MOTAL
ARCHITECTURE AND URBAN DESIGN

Public Meeting Re: 7926 S. Platte Canyon Rd.

October 27, 2026 6:30pm-6:47pm

Via Zoom

Meeting Attendance:

Stephi Motal, AIA Architect, Black + Motal Architects

Briana Thomas, Assoc. AIA, Black + Motal Architects

Michael Hite, Bear Valley Bible Institute

Teri Whitmore, City of Littleton

Edward Harris, Neighbor (address and email not provided)

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BLACK + MOTAL
ARCHITECTURE AND URBAN DESIGN

Public Meeting

August 31, 2026 6:00pm-6:18pm

7926 S. Platte Canyon Rd.

Meeting Attendance: Wayne Jones, President BVBI
Scott Simpson, Director of Development BVBI
Stephi Motal, AIA Architect, Black + Motal
Teri Whitmore, City of Littleton
Kay & Marshal Weeden, Neighbors, mweeden24@gmail.com
Unknown: Zoom Named 7934 D

1. Introductions — All
2. Overview of location and existing site zoning — Stephi
3. History of Bear Valley Bible Institute, current student body — Wayne
4. Proposal — Stephi
    a. Revert to underlying base zoning
    b. Minor interior remodeling
    c. No additional parking required
    d. No other site improvements
    e. Most notable change will be exterior signage
5. Public Comment — All
    a. Marshall and Kay indicated they would be glad to have BVBI here.
    b. They are concerned about pedestrian crossing safety and high speeds on S Platte , especially given the Volleyball center across the street uses the parking lot and there are many trail users who also cross.

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Fairfield & Woods P.C.

Jackson T. Opgenorth
(303) 894-4451
jopgenorth@fwlaw.com

September 8, 2026

VIA electronic submittal

City of Littleton Community Development Department
255 W. Berry Avenue
Littleton, Colo. 80120

Re: Letter of Intent for Master Development Plan application for 7926 S. Platte Canyon Road.

To whom it may concern:

Our firm represents the Bear Valley Church of Christ d/b/a/ Bear Valley Bible Institute ("BVBI"), a Colorado non-profit corporation and the contract purchaser in a real estate transaction involving approximately ±2.9 acres ("PROSPECTIVE BVBI PROPERTY" or "PROPERTY") located in south Littleton, Colorado, and currently owned by Riverbend-Chatham HQ, LLC, a Colorado limited liability company ("SELLER"). BVBI is authorized by Seller to submit this application[1], and BVBI is under contract to buy the Prospective BVBI Property, contingent on being able to utilize underlying zoning on the property currently subject to a planned development overlay. The Prospective BVBI Property is commonly known as 7926 S. Platte Canyon Road.[2]

On behalf of BVBI, we respectfully submit this letter of intent for a Conceptual Master Development Plan ("MDP") to utilize the underlying zoning on the property currently subject to a planned development overlay. This letter also serves as a project narrative, a description of the project's conformance with applicable policies of the city's comprehensive plan, and a description of the project's compliance with MDP decision criteria as set forth in the city's land use code.

As to the submittal requirement to give notice to lien and mortgage holders, the agreement between BVBI and the Seller includes a provision requiring Seller to remove any liens, deeds of trust, mortgages, secured interests, and any other exceptions to title at closing. As such, BVBI does not anticipate liens, mortgages, secured interests or other title exceptions.

[1] Letter of Authorization, Exhibit A, attached hereto.

[2] Legal Description is provided in Exhibit B, attached hereto.

A. Contact Information

Contact information for the applicant and project team is as follows. The applicant requests that all members of the project team be copied on all correspondence related to this project.

Applicant	Architect	Attorney
Bear Valley Bible Institute Wayne Jones 2707 S Lamar St, Denver, CO 80227 wjones@wetrainpreachers.org (512) 618-8739	Black + Motal Stephi Motal, AIA, LEED AP BD+C 208 West 4th Street Suite 3A Austin, Texas 78701 stephi@blackmotal.com (512) 474-1632	Fairfield and Woods, P.C. Jackson T. Opgenorth, Esq., 1801 California St., Ste. 2600 Denver, CO 80202 jopgenorth@fwlaw.com (303) 894-4451

B. Current Zoning and Occupancy of the Property

The Prospective BVBI Property consists of three parcels, all of which are subject to a planned development overlay, with existing underlying zoning BC, Business Center.

PIN / Schedule No.	Area (acres)	Jurisdiction	Existing Underlying Zoning
300434734	1.435	City of Littleton	BC
300209418	1.322	City of Littleton	BC
300210098	0.174	City of Littleton	BC

The Property contains a parking lot and a vacant, existing facility, which is comprised of two connected structures: a single level event center and a two-story partially below grade office building. The office building is comprised of several private offices, large open-plan work areas intended for modular workstations, conference rooms, a training room, a large open-concept breakroom, and various support spaces. The existing facility is comprised of two Occupancy Types as defined in the International Building Code; Business (B) and Assembly (A3).[3] Emergency egress, stairs and exits were sized assuming all spaces could be at maximum capacity simultaneously, which would result in a code-calculated, 500 occupants.

[3] *See generally*, International Building Code, Chapter 3 Occupancy Classification and Use (2024).

C. Project Narrative

The Prospective BVBI Property comprises approximately ±2.9 acres of land. The Property is subject to a planned development overlay which limits uses on the property to those uses consistent with a sanitation district or construction company office headquarters, including as pertinent here, commercial office uses.[4]

Planned renovations include: a reconfiguration of private offices to make them larger, conversion of an employee gym into a recording studio, partial enclosure of the open-plan work areas to create additional offices and training rooms, and furnishing a portion of the open-plan work area to create a reception area and library.

None of the interior remodeling will increase the code calculated maximum occupancy. No additional exits will be required and therefore, no exterior building renovations are planned. No additional parking spaces will be required, and therefore, no changes to the site design, drainage or general landscaping are planned. The only noticeable changes from the exterior will be the signage at the existing monument and on the building which will depict the logo for the campus utilizing our brand colors of white and dark forest green.

The intended uses of the property are administrative office uses and ministry training center, which most closely aligns with the city's office and private university/college use categories. Specifically, the proposed uses of the property include, but are not limited to the following:

- Administrative offices for staff members
- Meeting rooms for staff collaboration, planning, and counseling
- Classrooms and training rooms for ministry education and leadership development
- Faculty offices and student mentoring areas
- Breakroom for faculty and trainees
- Library and research facilities
- Media production and recording space for educational content
- Storage and operational support areas
- Conference rooms for occasional board meetings, committee meetings, and donor meetings

[4] *See* Exhibit C, General PD Plan, South Platte Reservoir, Sheet 1 of 3.

- Event center for occasional banquets

BVBI's educational work consists of adult ministry training conducted during normal business hours. BVBI anticipates approximately fifty to sixty trainees, divided between two classroom groups. Outside of scheduled classes and normal office operations, activity on the property will be minimal. BVBI is not a public K–12 school, charter school, or traditional residential college campus. Rather, the property will function as a professional office environment with instructional spaces dedicated to ministry education, mentoring, curriculum development, and the administration of our domestic and international training programs.

No weekly worship services, no residential/lodging, and no public entertainment will occur. Operations are limited to office and instructional uses." Accordingly, operations are low-impact and will occur during normal weekday business hours. Traffic will generally consist of staff members and trainees arriving in the morning and departing at the end of scheduled activities. BVBI will not conduct retail sales, manufacturing, industrial operations, public entertainment, or other high-intensity commercial activities. The intended use is consistent with any other professional office and consistent with the site context and neighborhood character.

D. Consistency With Comprehensive Plan

The City of Littleton adopted the Envision Littleton Comprehensive Plan ("COMPREHENSIVE PLAN") and Future Land Use Map in 2019. The project furthers the goals outlined in these documents by mixing appropriate office, administrative, research, and educational uses in a suburban-commercial context with high landscape standards and open space.

The Comprehensive Plan and Future Land Use Map identify the Property as Suburban Commercial, characterized as "commercial developments, whether at a neighborhood-focused or larger scale, that stand apart from most auto-oriented contemporary development."[5] Primary Land Use Types include "Commercial retail and service uses" and "Office… which may involve a technology/research focus."[6] Characteristics include encouraging suburban character at "key community entries and along high-profile roadway corridors," higher standards for "landscaping (along street frontages and within parking areas), signs, and building design," potential exclusion of "some auto-oriented uses that cannot achieve a Suburban character (e.g., car washes),"

[5] Envision Littleton, Littleton Comprehensive Plan, p.28; *see also* Future Land Use and Character in Littleton, CO (Adopted Oct. 15, 2019).

[6] *Id.*

compatibility and buffering when "near residential properties," and "more opportunity for natural and/or swale drainage" relative to auto-oriented areas.[7]

The project is compatible with all of these goals, by retaining primarily professional office use and adding a highly compatible and context-appropriate private university/college use. These proposed uses are not auto-oriented (i.e. drive-through retail or car washes). However, the proposed uses are conducive to its car-centric transportation and suburban context. The site's existing landscaping provides adequate buffering given its proximity to residential neighborhoods in Jefferson County, as well as adjacent higher intensity commercial properties. The existing landscaping, buffering, natural swale drainage, and open space also serves the site adequately with regard to stormwater runoff as appropriate for its suburban context.

Several land use and community character goals (L&C Goals) are set forth in the Comprehensive Plan. The proposed plan furthers Goal L&C 1 to pursue a "land use allocation and pattern that supports and promotes Littleton's pride in, and reputation for, quality neighborhoods and an abundance of parks and preserved open space"[8] by preserving open space on the site as it currently exists. The plan furthers Goal L&C 2 to pursue a "sustained focus on the long-term fiscal sustainability of Littleton City government while recognizing the direct connection to the community's land use mix, especially for sales tax revenue needs"[9] by activating nearby commercial areas as users of the site come and go throughout daytime hours. The plan furthers L&C Goal 3 to pursue "[o]ngoing and effective collaboration between land use and transportation planning to ensure compatibility among decisions and actions taken with respect to each"[10] by keeping the propose traffic and occupant loads closely aligned to existing loads, thereby avoiding the risk that current city or county transportation facilities are not outstripped by increased intensity of use. Finally, the plan furthers Goal L&C 4 of building "[a] more attractive community, based on quality design and character of both private development and the public realm"[11] by ensuring responsible stewardship of existing building and landscape facilities in the city, adapting and re-using an underutilized commercial office building, and carefully maintaining the mature tree canopy and developed landscaping already on site.

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[7] *Id.* at 28-29.

[8] Envision Littleton, Littleton Comprehensive Plan, p.28

[9] *Id.*

[10] *Id.*

[11]

The proposed plan effectively executes on key Comprehensive Plan policy goals by mixing context-appropriate uses, preserving landscape and open space resources, and appropriately activating suburban-commercial land in the City of Littleton.

E. Design Criteria Narrative

The City of Littleton Unified Land Use Code ("ULUC") § 10-9-5.7 addresses the review process for master development plans. Decision criteria are set forth in ULUC § 10-9-5.7.C.[12] The conceptual master development plan is in conformance with these criteria as follows:

1. The plan demonstrates compliance with BC zone district and design standards.

The BC district provides for office, research and technology use types with limited light industrial uses conducted within the confines of the buildings. This district provides for an upscale corporate office park setting with increased building and lot design standards.[13]

i. Use, Dimensional, and Design Standards

Land Use Standards for the all zone districts are set forth in ULUC § 10-1-1.3. Both proposed uses, Office use and Private College/University use, are permitted uses in the BC zone district.[14]

The ULUC Chapter 5 Business and Industry standards set forth the zone district and design standards applicable to this project. Table 10-5-2.2, BI Lot and Building Standards sets forth dimensional standards applicable to redevelopment and substantial improvements to properties in the BC zone district. The proposed project does not propose modifications to external site conditions except for minor changes to signage. Accordingly, the provided dimensions represent the conditions of the site and building as it exists today as well as what they will remain after the proposed renovations.

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[12] ULUC §§ 10-9-5.7.C.1– 4 are decision criteria applicable to the project as a conceptual master plan. ULUC § 10-9-4.7.C.5 is not applicable to conceptual master plans and therefore not discussed in this letter.

[13] ULUC § 10-1-1.1, Table 10-1-1.1.1, Base Zoning Districts.

[14] ULUC § 10-1-1.3, Table 10-1-1.3.1, Land Use Matrix.

BI Lot and Building Standards Comparison Chart

	Required	**Provided** [15]
Building Setbacks	Front – 25' Side Interior – 10' Rear – 25'	Front (west) – 20'-4" [16] Side Interior (north) – 37'-10" Side Interior (south) – 101'-1" Rear (east) – 137'-2"
Parking Setbacks	Street ROW – 15' Property Lines – 10'	Street ROW – 24'-2" Property Lines – varies [17]
Open Space	20%	55%
FAR	0.6 maximum	0.21
Building	Height – 4 stories / 55' Coverage – 0.15	2 stories / 36'-8"

ULUC § 10-5-3.2.A sets forth design standards for new construction, major and minor additions, and major and minor alterations in the BC zone district. "Alteration" is defined by the ULUC as "the act or process which changes one or more of the exterior architectural features of a structure."[18] The proposed project does not modify the exterior features of the principal building or structure, nor propose new construction or additions. Accordingly, the design standards in this section do not apply to this conceptual master development plan.

ii. Landscaping and Bufferyard Standards

ULUC § 10-5-4.1 sets forth landscaping standards for the BC zone district. One deciduous tree per thirty-five feet of linear frontage is required along commercial corridors and suburban connector streets. Additionally, shrubs and grasses are required around the primary pedestrian entrance and extending a minimum of twenty-five percent along all street-facing building elevations. Common space landscaping requires one large tree per 1,0000 square feet. Parking lot landscaping requires shrubs planted along fifty percent of all parking areas parallel to the public right-of-way, and that shrubs be planted along fifty percent of a common boundary between parking lots. Additionally, landscape islands are required to cover a minimum of five percent of parking surface, with each landscape island to include one deciduous tree, shrub coverage, and groundcover. The site in its current state generally complies with these landscaping requirements. Tree planting along the

[15] For existing building dimensions, see Exhibit D, Case No. SDP07-0010, Kiewit Western Co. Addition and Remodel.

[16] The existing building was developed subject to a planned development overlay that had no setback requirements.

[17] No parking is available within 10' of property lines. However, parking drive aisles encroach into the 10' property line setback at the southeast portion of the site.

[18] ULUC § 10-12-2.1.

adjacent right-of-way and some parking lot landscaping is not in compliance with current landscape standards. Although a waiver is not requested at this time, a waiver may be submitted in order to for the project to get relief from standards that would require significant parking lot or site changes. The site is well positioned and designed to accommodate higher standards for landscaping should that become necessary.

ULUC § 10-1-3.6F sets forth bufferyard requirements applicable to lots bordering other zone districts. The Property borders OS, Open Space zone district subject to a planned development overlay on its north and east boundaries. No bufferyard is required along portions of a parcel adjacent to parks, wetlands, or water bodies, except as necessary to meet drainage requirements.[19]

iii. Signage Standards

ULUC § 10-5-5.1 sets forth sign standards for the BC zone district. The current site has one monument sign and one wall sign. Both are permitted sign types in the BC zone district.[20] One wall sign is permitted per street-facing façade[21], and one monument sign is permitted per street frontage.[22] All updates to the monument sign and wall sign will conform to current sign dimensional, lighting, and copy standards.

In sum, the proposed project meets the use, design, bufferyard, and sign standards applicable to the BC design district. The unmet landscaping standard may continue as a nonconforming lot improvement if there is no expansion or intensification of the associated structure or use.[23] As discussed in section C, *supra*, the occupancy and use of the building will not be expanded. Accordingly, nonconforming lot improvements, including nonconforming landscaping, may continue.

2. The plan demonstrates a site layout and circulation plan that is efficient relative to its context and location, and which achieves the intent and purpose of the BC zone district.

The purpose of the BC zone district is to provide for office, research and technology use types with limited light industrial uses conducted within the confines of the buildings, and to provide for an upscale corporate office park setting with increased building and lot design standards. This is

[19] *See* ULUC § 10-1-3.6.F.C.2.d.

[20] ULUC § 10-5-5.1, Table 10-5-5.1.1, BI Sign Types.

[21] ULUC § 10-5-5.1, Table 10-5-5.1.2, BI Attached Sign Standards.

[22] ULUC § 10-5-5.1, Table 10-5-5.1.3, Freestanding Sign Standards.

[23] ULUC § 10-10-1.5.B.

generally characterized by lesser coverage of the site with buildings and especially paved areas, generous landscaping, and an urban transect that offers compatibility with and transition into nearby suburban residential neighborhoods.[24]

The current site layout is efficient for its context and location. The Property is located along South Platte Canyon Road / State Highway 75, which functions as a major urban arterial roadway. As such, the primary method of arrival at the Property will be by personal automobile. One access point serving as both ingress and egress from the site provides for efficient traffic, and clear and legible monument sign provides simple wayfinding. Parking and drive aisles are located on the southern portion of the site, allowing for daytime solar exposure to mitigate snow and ice accumulation during the winter months.

The current site layout achieves the intent and purpose of the BC zone district by providing generous landscaping, a mature tree canopy, ample open space and limited building cover. The proposed office and private college/university uses fit with the types the BC zone district is intended to offer. No industrial use is proposed on the Property.

In sum, the plan leverages the established layout to preserve and protect green space and nature, add a new yet complementary use to the site, and continue to enhance the suburban neighborhood character.

3. The plan provides for high-quality design of building and landscape architecture.

As discussed in section 2, *supra*, the plan provides for high-quality landscape architecture by leveraging an existing mature tree canopy and developed shrubs, native grass, and groundcover. Additionally, the trees, shrubs, perennials and ornamental grasses are largely native and/or low water-use plantings.[25] This water-wise approach will be critical in meeting the city's current water use restrictions as well as any future water restrictions.

The proposed plan does not anticipate changes to the building architecture. Nonetheless, BVBI as contract purchaser is committed to maintaining the contemporary, civic architecture and character of the principal building.

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[24] *See* Envision Littleton, Littleton Comprehensive Plan, p.28.

[25] *See* Exhibit D, Case No. SDP07-0010, Kiewit Western Co. Addition and Remodel, L1-5.

4. The plan identifies unique and desired natural features of the site and preserves and enhances those features.

The natural features of the site include its mature tree canopy and developed landscaping that has grown in since the 2007 addition and remodel.[26] The proposed plan does not expand asphalt or impervious cover and proposes no additions or expansions of building footprint. Existing bufferyards, screening, and landscape elements remain intact and preserved.

In conclusion, BVBI respectfully requests approval of a conceptual MDP to utilize the Property's underlying BC zoning notwithstanding the existing planned development overlay, with proposed Office and Private College/University uses that are permitted in the BC district, low-impact weekday operations serving approximately fifty to sixty adult trainees, and no weekly worship services, residential or lodging facilities, retail sales, manufacturing, industrial operations, public entertainment, or other high-intensity commercial activities; no exterior building modifications, additions, expansions, increases to maximum occupancy, additional parking, or expansion of impervious area are proposed. The project is consistent with the Comprehensive Plan's Suburban Commercial designation and advances land use and community character objectives by preserving mature landscaping, open space, and the established high-quality suburban office park character.

We look forward to working with you to process this application. If you have any questions or require further information, please do not hesitate to contact me.

Sincerely,

FAIRFIELD AND WOODS, P.C.

Jackson T. Opgenorth

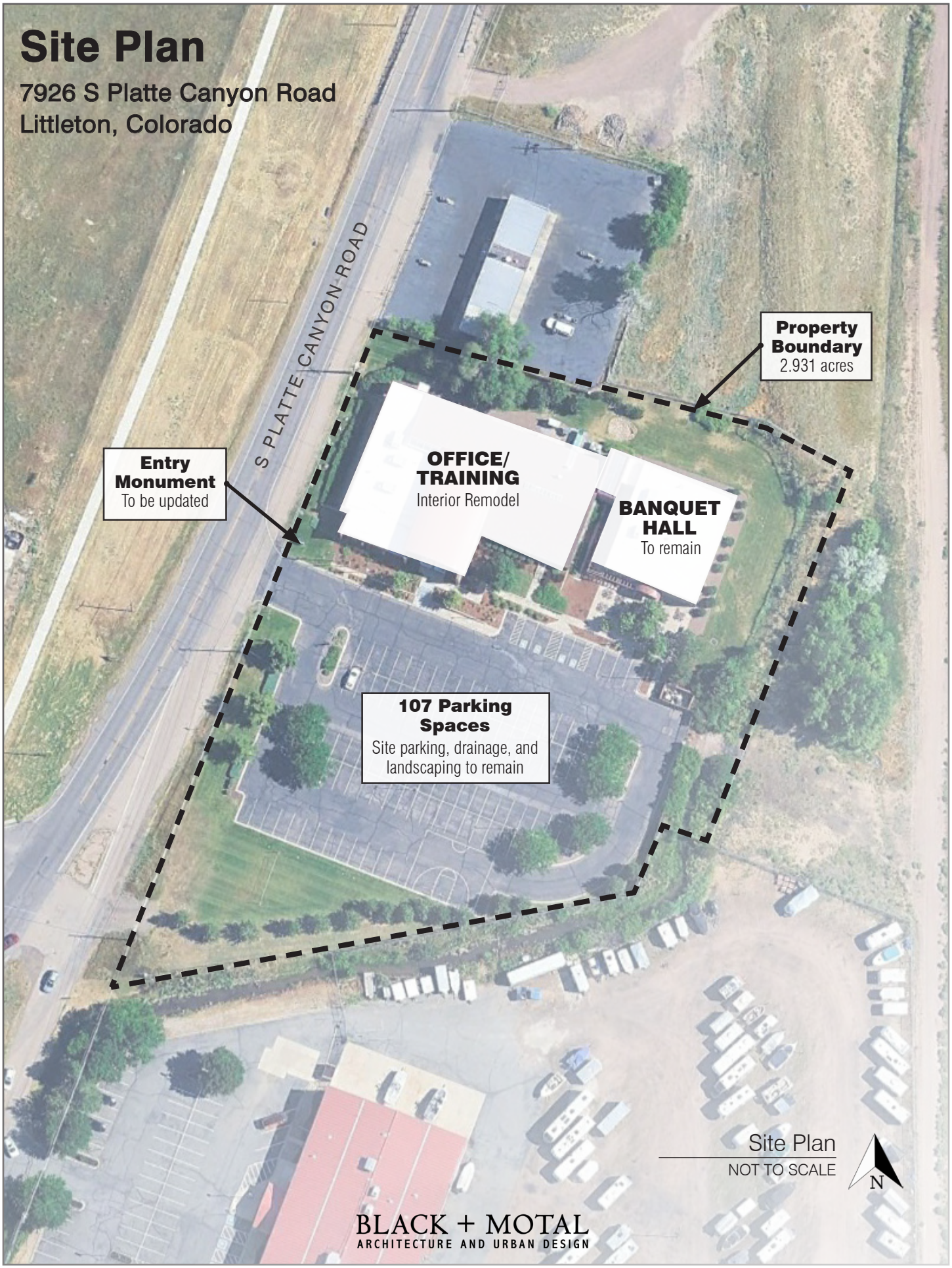
Jackson T. Opgenorth

JTO:ds

[26] *See* Exhibit D, Case No. SDP07-0010, Kiewit Western Co. Addition and Remodel, L1-5.

Site Plan

7926 S Platte Canyon Road
Littleton, Colorado



Site Plan
NOT TO SCALE

BLACK + MOTAL
ARCHITECTURE AND URBAN DESIGN

GENERAL PD PLAN,
SOUTH PLATTE
RESERVOIR

961
1/3

GENERAL PD PLAN
SOUTH PLATTE RESERVOIR
CITY OF LITTLETON, ARAPAHOE AND JEFFERSON COUNTIES, COLORADO

A PARCEL OF LAND LOCATED IN SECTION 31, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M. ARAPAHOE COUNTY, COLORADO, AND THE SOUTHEAST ONE-QUARTER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE 6TH P.M., JEFFERSON COUNTY, COLORADO

STATEMENT OF TERMS AND CONDITIONS UNDER WHICH THE KIEWIT SITE WILL BE DEVELOPED AND MAINTAINED

THE KIEWIT SITE WILL CONTINUE TO BE MINED AND UTILIZED BY KIEWIT WESTERN CO. AS IT HAS HISTORICALLY BEEN MINED AND USED CONSISTENT WITH THE MINED LAND RECLAMATION BOARD (MLRB) PERMIT M-74-022 AND ANY SUBSEQUENT AMENDMENTS. IN ADDITION, THE USE WILL CONFORM TO A LEASE AGREEMENT DATED JULY 1, 1998 BETWEEN CENTENNIAL WATER AND SANITATION DISTRICT (THE "DISTRICT") AND KIEWIT WESTERN CO. ("LEASE AGREEMENT"). PRESENT USES AT THE KIEWIT SITE INCLUDE OPERATION AND MAINTENANCE ACTIVITIES ASSOCIATED WITH THE FOLLOWING:

1. MINING OF SAND AND GRAVEL, FOR STORAGE ON-SITE OR DELIVERY OFF-SITE;
2. STORAGE OF MISCELLANEOUS CONSTRUCTION MATERIALS INCLUDING, BUT NOT LIMITED TO, WOOD FORMS, STEEL FORMS, REBAR, WOOD STOCK, TYPE 4 BARRIERS, FENCING, STEEL PILING, PIPE, SCAFFOLDING, SHORING, TRAFFIC CONTROL DEVICES, STEEL STOCK, ETC.;
3. SHOP BUILDINGS INCLUDING TIRE SHOP, WAREHOUSE, OIL AND LUBE BAY, EQUIPMENT REPAIR, EQUIPMENT PAINTING, PARTS INVENTORY, ETC.;
4. FUEL FARM FACILITY UTILIZING GASOLINE & DIESEL, LUBRICATING OIL;
5. PARKING FOR TRUCKS, LOWBOYS, FLOATS, TOOL VANS, HEAVY MACHINERY, ETC.;
6. ASPHALT PLANT SET UP FOR PRODUCTION OF HOT ASPHALT MATERIAL, FOR SALE OFF-SITE;
7. CONCRETE BATCH PLANTS AND ASSOCIATED EQUIPMENT FOR PRODUCTION AND DELIVERY, OFF-SITE, OF READY MIXED CONCRETE;
8. WASH PLANT FACILITY AND MATERIAL STOCKPILE AREAS;
9. ROCK CRUSHING AND SCREENING FACILITY FOR CRUSHING AND SIZING OF CONSTRUCTION AGGREGATES FOR USE IN CONCRETE, ASPHALT, AND OTHER CONSTRUCTION MATERIALS;
10. STOCKPILING AREAS FOR THE CONCRETE AND ASPHALT MATERIALS TO BE USED;
11. CARPENTER SHED FOR FABRICATION OF MISCELLANEOUS FORMS;
12. PARKING AND STORAGE FOR PAR ELECTRIC COMPANY AND OTHER TENANTS;
13. TEMPORARY TRAILER STAGING AREA FOR EMPLOYEES AND STATE ENGINEERS;
14. RECYCLING OF CONCRETE AND ASPHALT MATERIALS TO BE DELIVERED OFF-SITE, FOR USE AS CONSTRUCTION MATERIALS;
15. WATER PONDS FOR FRESH AND WASHOUT WATER;
16. MATERIALS TESTING LAB;
17. PERMANENT AND TEMPORARY OFFICE BUILDINGS FOR SURVEYORS, ESTIMATORS, OFFICE PERSONNEL, FOREMAN, SHOP SUPERVISORS, ETC.;
18. COMMERCIAL OFFICE;
19. PROPANE STORAGE;
20. WASH BAY FOR TRUCKS AND EQUIPMENT;
21. SUBLEASES TO OTHER ASSOCIATED BUSINESS OPERATIONS;
22. EXISTING BILLBOARDS;
23. REMOVAL AND RELOCATION ON OR OFF-SITE OF OVERBURDEN AND CLAY MATERIALS, AND;
24. REMOVAL OF THE PERSONAL PROPERTY LOCATED AT THE KIEWIT SITE USED IN THE SAND AND GRAVEL OPERATION, ON OR BEFORE THE TERMINATION OF THE LEASE AGREEMENT.

THE KIEWIT MINE IS OPEN 24 HOURS A DAY. BACK-UP BEEPERS ON VEHICULAR EQUIPMENT ARE CHANGED TO STROBE LIGHT TECHNOLOGY FROM DUSK TO DAWN.

PD-C ZONING FOR THE KIEWIT SITE WILL ALLOW THE FOLLOWING USES: (A) PRESENT USES OF THE KIEWIT SITE; AND (B) THE USE OF THE KIEWIT SITE AS SET OUT IN THE INTERGOVERNMENTAL AGREEMENT WHICH PROVIDES FOR (1) PRESENT USES CONCURRENT WITH CONSTRUCTION OF THE MUNICIPAL WATER SUPPLY RESERVOIR, AND (2) FUTURE USES OF THE RESERVOIR AS A MUNICIPAL WATER SUPPLY FACILITY, WITH USE FOR RECREATIONAL PURPOSES OF CERTAIN PORTIONS OF THE KIEWIT SITE AND CONTINUED USE OF COMMERCIAL ON LOT 2.

IMPROVEMENTS ASSOCIATED WITH DEVELOPMENT OF THE RESERVOIR WITH USE FOR RECREATIONAL PURPOSES MAY BE CONSTRUCTED AS MINING IS OCCURRING. A FLOOD BY-PASS CHANNEL, WITHIN THE RECORDED EASEMENT, ALONG THE SOUTH JEFFERSON COUNTY DRAINAGE WAY 6200 (SOUTH) (HEREINAFTER REFERRED TO AS "7-11 GULCH") WILL BE CONSTRUCTED BY THE FAIRFIELD DEVELOPMENT TO THE NORTH. DURING THE RESERVOIR CONSTRUCTION, THE BY-PASS CHANNEL WILL BE ENLARGED TO ACCOMMODATE THE PROBABLE MAXIMUM FLOOD. THE DESIGN OF THE CHANNEL WILL BE REVIEWED AND PERMITTED BY THE STATE ENGINEER'S OFFICE (SEO) PRIOR TO CONSTRUCTION. IN ADDITION, A PIPELINE AND PUMP STATION WILL BE CONSTRUCTED TO CONNECT THE WATER SUPPLY RESERVOIR TO THE CENTENNIAL SYSTEM AT MCLELLAN RESERVOIR.

KIEWIT WESTERN COMPANY WILL CONTINUE TO EXCAVATE SAND AND GRAVEL TO BEDROCK. THE GENERAL PD PLAN WILL ALLOW A CONTINUATION OF THE PRESENT USES FOR UP TO 10 YEARS AND WILL ALLOW FOR THE CONSTRUCTION AND OPERATION OF A RESERVOIR TO BE USED FOR MUNICIPAL WATER SUPPLY PURPOSES WITH A USABLE OPERATING STORAGE CAPACITY OF APPROXIMATELY 6400 ACRE-FEET. AS MINING IS COMPLETED, A COMPACTED EMBANKMENT LINER AND DAM WILL BE CONSTRUCTED AS PART OF THE DEVELOPMENT OF A WATER SUPPLY RESERVOIR. REVISIONS OR AMENDMENTS TO MLRB PERMIT M-74-022 WILL BE OBTAINED AS NECESSARY IN ORDER TO MODIFY THE RECLAMATION PLAN PRIOR TO CONSTRUCTION. MAJOR DESIGN FEATURES WILL INCLUDE AN EARTHEN EMBANKMENT, A SLOPE LINER, A DRAINAGE SYSTEM, A LOW-LEVEL OUTLET WORKS, A WATER SURFACE LIMITING SERVICE SPILLWAY, A PUMP STATION AND A GRAVITY INLET FACILITY.

THE KIEWIT SITE WILL BE RECLAIMED AS A MUNICIPAL WATER SUPPLY RESERVOIR WITH USE FOR RECREATIONAL PURPOSES INTEGRATED WITH LITTLETON'S SOUTH PLATTE PARK, AS SET OUT IN THE INTERGOVERNMENTAL AGREEMENT BETWEEN CENTENNIAL WATER AND SANITATION DISTRICT AND THE CITY OF LITTLETON. CENTENNIAL WATER AND SANITATION DISTRICT WILL BE RESPONSIBLE FOR THE DEVELOPMENT, OPERATION AND MAINTENANCE OF THE WATER RESERVOIR FACILITY AND APPURTENANCES, INCLUDING THE 7-11 GULCH. SOUTH SUBURBAN PARKS AND RECREATION DISTRICT, IN CONJUNCTION WITH CENTENNIAL WATER AND SANITATION DISTRICT AND THE CITY OF LITTLETON, WILL BE JOINTLY RESPONSIBLE FOR THE DESIGN AND DEVELOPMENT OF THE RECREATIONAL AND OTHER FEATURES TO BE INTEGRATED INTO THE SOUTH PLATTE PARK. MAINTENANCE OF THE RECREATIONAL AND OTHER FEATURES WILL BE THE RESPONSIBILITY OF SOUTH SUBURBAN PARKS AND RECREATION DISTRICT, THE CITY OF LITTLETON AND CENTENNIAL WATER AND SANITATION DISTRICT AS AGREED TO BY THE PARTIES.

THE DISTRICT, PURSUANT TO THE INTERGOVERNMENTAL AGREEMENT WILL, IN ITS FINAL AND SOLE AUTHORITY AND DISCRETION, DESIGN, CONSTRUCT AND OPERATE THE RESERVOIR TOGETHER WITH THE NECESSARY ANCILLARY RESERVOIR FACILITIES. IT IS UNDERSTOOD THAT THE DISTRICT MAY FROM TIME TO TIME NEED TO WITHDRAW ALL OR SUBSTANTIALLY ALL OF THE WATER FROM THE RESERVOIR TO MEET ITS WATER SERVICE OBLIGATIONS. NOTHING IN THE PD ZONING PLAN SHALL PROHIBIT THE DISTRICT FROM CONSTRUCTING AND OPERATING THE RESERVOIR FOR MUNICIPAL WATER SUPPLY PURPOSES AND FROM CAUSING PARTIAL OR COMPLETE DRAWDOWNS OF WATER LEVELS IN THE RESERVOIR.

TENTATIVE TIME SCHEDULE*

TASK	TENTATIVE TIME SCHEDULE
MINING	PRESENT THROUGH 2004 OR 2005
RESERVOIR DESIGN (APPROVED BY STATE ENGINEER)	PRESENT THROUGH 1999
7-11 CHANNEL (APPROVED BY STATE ENGINEER)	1999 THROUGH 2004
RESERVOIR CONSTRUCTION (SUPERVISED BY STATE ENGINEER)	2000 THROUGH 2008

PROPOSED LAND USE INFORMATION AND SITE DEVELOPMENT STANDARDS:

1. ACREAGE: 214.909
2. PROPOSED ZONING: PD-C
3. MAXIMUM FAR OF COMMERCIAL USE AREA: 2:1
4. MAXIMUM HEIGHT OF BUILDINGS: 35'
5. THE MAXIMUM HEIGHT OF STRUCTURES IN PD-C AREAS LOCATED WITHIN ONE HUNDRED FIFTY FEET (150') OF ANY RESIDENTIAL PROPERTY BOUNDARY SHALL NOT EXCEED THIRTY FEET (30').
6. PERIMETER SETBACKS: 20'
7. TYPES AND COLORS OF EXTERIOR BUILDING MATERIALS: TO BE DETERMINED BY THE ADVISORY PLANNING GROUP (PAG) REFERRED TO IN THE IGA
8. MINIMUM PORTION OF SITE TO REMAIN IN UNOBSTRUCTED OPEN SPACE: 20% PER SECTION 10-2-23 D2a
9. PROVISIONS FOR OFF-STREET PARKING: TO MEET SECTION 10-4-9 OF THE ZONING ORDINANCE FOR APPLICABLE USES AND/OR GUIDELINES ESTABLISHED BY THE PAG.

BUILDING PERMIT

THE CONSTRUCTION OF THE PROPOSED PUMP STATION WILL BE IN ACCORDANCE WITH THE PUMP STATION INFORMATION PROVIDED TO CITY STAFF FOR PRELIMINARY REVIEW AND IN COMPLIANCE WITH THE THEN CURRENT UNIFORM CODES.

GRADING PLAN/EROSION CONTROL PLAN

1. GRADING WITHIN THE KIEWIT SITE DURING MINING FALLS WITHIN THE JURISDICTION OF THE DIVISION OF MINERALS AND GEOLOGY (DMG), COLORADO DEPARTMENT OF NATURAL RESOURCES, UNDER PERMIT M-74-022. GRADING AND EROSION CONTROL WILL BE UNDER DMG JURISDICTION UNTIL THE RECLAMATION PLAN IS COMPLETED.
2. THIS GRADING PLAN FOR THE WATER SUPPLY RESERVOIR AND FLOOD CHANNEL FALLS WITHIN THE JURISDICTION OF THE DAM SAFETY DIVISION OF THE STATE OF COLORADO DIVISION OF WATER RESOURCES. ALL COUNTOURS AND GRADING FOR THE RESERVOIR AND BY-PASS CHANNEL SHALL CONFORM TO REQUIREMENTS OF THE DAM SAFETY DIVISION OF THE STATE OF COLORADO DIVISION OF WATER RESOURCES.
3. PURSUANT TO SECTION 13.2.5, CITY OF LITTLETON STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA ALL GRAVEL, SAND, MISC. SOIL, AND TOPSOIL REMOVAL FROM THIS SITE UNDER PERMIT M-74-022 IS EXEMPT FROM THE EROSION CONTROL PLANNING PROCESS.
4. PRIOR TO COMPLETION OF THE RESERVOIR, RUNOFF GENERATED WITHIN THE RESERVOIR SITE AND ENTERING THE SITE IN EXCESS OF THE SJCD 6200 SOUTH 100-YEAR CHANNEL CAPACITY WILL BE TEMPORARILY DETAINED IN ON-SITE SEDIMENTATION PONDS BEFORE LEAVING THE SITE.
5. EROSION CONTROL MEASURES OUTSIDE THE GRAVEL PIT AND THE CREST OF THE RESERVOIR EMBANKMENT SHALL LIMIT FLOWS TO A NON-EROSIVE VELOCITY AND PROVIDE SEDIMENT REMOVAL BEFORE LEAVING THE SITE. TEMPORARY CONSTRUCTION RELATED INSTALLATIONS WILL REMAIN IN PLACE UNTIL SUFFICIENT VEGATATIVE COVER EXISTS TO PROTECT EXPOSED SOILS.
6. THE MEASURES IDENTIFIED ON THIS PLAN SHALL NOT CONFLICT WITH DESIGN REQUIREMENTS APPROVED BY THE DAM SAFETY DIVISION OF THE STATE OF COLORADO DIVISION OF WATER RESOURCES.
7. RESERVOIR CONSTRUCTION INSPECTION WILL BE CONDUCTED UNDER THE DIRECTION OF THE DAM SAFETY DIVISION OF THE STATE OF COLORADO DIVISION OF WATER RESOURCES.
8. THIS EROSION CONTROL PLAN HAS BEEN PLACED IN THE DIRECTOR'S FILE FOR THIS PROJECT. THE PLAN APPEARS TO FULFILL THE CITY CODE TITLE 11-6-4(B).
9. THE PROBABLE MAXIMUM FLOOD (PMF) CHANNEL WILL INCORPORATE SEDIMENT AND WATER QUALITY PONDS AS A PERMANENT ELEMENT.
10. A STATE OF COLORADO HEALTH DEPARTMENT FUGITIVE DUST PERMIT WILL BE MAINTAINED.

USE BY SPECIAL EXCEPTION

THE RESERVOIR CONSTRUCTION PROJECT WILL CONFORM WITH LITTLETON ZONING ORDINANCE, 5TH REVISED EDITION, SECTION 10-6-8, USE BY SPECIAL EXCEPTION.

WRITTEN DESCRIPTION OF THE GOALS AND OBJECTIVES TO BE ACHIEVED BY THE PROPOSED DEVELOPMENT

THE GOALS AND OBJECTIVES TO BE ACHIEVED ARE LISTED BELOW:

DESIGN INTENTION – CREATE A MUNICIPAL WATER SUPPLY RESERVOIR AND ALLOW THE REASONABLE INTEGRATION OF RECREATIONAL USES THAT REFLECT THE UNIQUE QUALITIES OF THE SITE.

GOAL 1: CREATE A WATER STORAGE FACILITY.

OBJECTIVES:

1.1 CONTINUE TO MINE AND OPERATE THE KIEWIT SITE CONSISTENT WITH HISTORIC USES AND PRACTICES WHILE COMPLETING THE MINING OF SAND AND GRAVEL OVER 6-10 YEARS.

1.2 BUILD A RESERVOIR BASED ON LOCATION, CRITERIA AND SPECIFICATIONS ESTABLISHED BY THE STATE ENGINEER FOR CONSTRUCTION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
- ESTABLISH THE CONTOURS FOR THE EMBANKMENT.
- ESTABLISH VARIOUS GRADING FOR THOSE CONTOURS THAT ALLOWS FOR ONGOING INSPECTION OF THE DAM.
- CREATE A FLOOD BYPASS CHANNEL SYSTEM TO HANDLE PROBABLE MAXIMUM FLOOD FLOWS AROUND THE RESERVOIR ON THE KIEWIT SITE.
- INSTALL RIPRAP ALONG THE INSIDE SHORELINE OF THE EMBANKMENT.
- SETBACK TREES AND SHRUBS A MINIMUM OF 25' FROM THE DOWNSTREAM TOE OF THE EMBANKMENT.
- LIMIT THE TYPE OF VEGETATION ON EMBANKMENT.
- INSTALL A RESERVOIR SERVICE SPILLWAY TO DIRECT FLOODWATER OVERFLOW INTO THE BYPASS CHANNEL.

1.3 BUILD FACILITIES IDENTIFIED ON EXHIBIT A OF THE INTERGOVERNMENTAL AGREEMENT FOR WHICH NO BUILDING PERMIT WILL BE REQUIRED, INCLUDING, BUT NOT NECESSARY LIMITED TO:
- INSTALL SERVICE ROADS FOR MAINTENANCE AND INSPECTION OF THE RESERVOIR, BYPASS CHANNEL AND ON-SITE AND OFF-SITE PIPELINES.
- INSTALL INLET AND OUTLET FACILITIES TO FILL AND EMPTY THE RESERVOIR.
- INSTALL OVERFLOW STRUCTURES.

1.4 OPERATE THE RESERVOIR TO ALLOW EXERCISE OF THE DISTRICT'S WATER RIGHTS AND MEET THE OPERATIONAL REQUIREMENTS OF THE DISTRICT.
- CONSTRUCT AND OPERATE A PUMP STATION, AS SHOWN HEREON.
- FILL, STORE AND WITHDRAW WATER FROM THE RESERVOIR TO ALLOW EXERCISE OF WATER RIGHTS AND TO MEET WATER SUPPLY OPERATIONAL OBJECTIVES.
- PLAN FACILITIES RECOGNIZING THAT THE RESERVOIR'S WATER LEVELS WILL FLUCTUATE AND THE RESERVOIR MAY SOMETIMES BE EMPTY.
- INSTALL SIGNAGE TO EDUCATE THE PUBLIC ABOUT HOW A WATER SUPPLY RESERVOIR OPERATES. (MATCH SIGNAGE TO SOUTH PLATTE PARK EXISTING SIGNAGE.)

1.5 MAINTAIN THE WATER QUALITY OF THE RESERVOIR AS A SOURCE OF RAW WATER TO BE TREATED FOR POTABLE USE.
- CONTROL ACCESS TO THE FACILITY.
- DOGS AND HORSES ALLOWED ON DESIGNATED TRAILS ONLY.
- NO BOATING, SWIMMING, OR FISHING ALLOWED IN THE RESERVOIR, EXCEPT AS LIMITED PROGRAMMED ACTIVITIES THROUGH SOUTH SUBURBAN PARKS AND RECREATION DISTRICT (FOR EXAMPLE, CANOEING).
- INSTALL SIGNAGE TO EDUCATE THE PUBLIC ABOUT WATER QUALITY ISSUES, I.E. EXPLAIN WHY BOATING, SWIMMING AND FISHING ARE NOT ALLOWED AND THE ROLE OF WETLANDS IN IMPROVING WATER QUALITY. MATCH SIGNAGE TO EXISTING SOUTH PLATTE PARK SIGNAGE.

1.6 PROVIDE DRAINAGE CHANNEL CAPACITY AND MAINTAIN THE FACILITIES IN THE 7-11 GULCH.

GOAL 2: COMPLIMENT EXISTING SOUTH PLATTE PARK FEATURES.

OBJECTIVES:

2.1 UTILIZE THE RESERVOIR AS A BUFFER FOR THE SOUTH PLATTE PARK FROM DEVELOPMENT TO THE WEST.

2.2 CONTROL ACCESS TO THE FACILITY AND THE ADJACENT SOUTH PLATTE PARK.
- DO NOT ALLOW PUBLIC ACCESS ALONG A PORTION OF THE NORTH AND EAST SIDE OF THE RESERVOIR. DISCOURAGE ADDITIONAL PEDESTRIAN ACCESS TO SOUTH PLATTE PARK THROUGH THE NORTHEAST PORTION OF THE KIEWIT SITE.
- DESIGN ALL PEDESTRIAN ACCESS TO LIMIT DISTURBANCE TO WILDLIFE.
- PROVIDE CONTROLLED VEHICULAR ACCESS AROUND THE RESERVOIR TO SOUTH PLATTE PARK TO REPLACE THE EXISTING ACCESS FROM C470. THE ACCESS WILL BE LOCATED GENERALLY ON THE WESTERN AND SOUTHERN EDGES.

GOAL 3: CREATE ENHANCED WILDLIFE HABITAT WHEREVER POSSIBLE.

OBJECTIVES:

3.1 CREATE ENHANCED SHORELINE HABITAT FOR BIRDS.

3.2 CREATE ADDITIONAL WETLANDS HABITAT FOR WILDLIFE.

3.3 USE DESIGN ELEMENTS OF THE RESERVOIR AS SET OUT IN THE INTERGOVERNMENTAL AGREEMENT TO ENHANCE THE HABITAT
- USE GRADING AND VEGETATION TO CREATE COMPOSITIONAL, FUNCTIONAL AND STRUCTURAL DIVERSITY.
- CREATE BUFFER AROUND THE PUMP HOUSE AND SET IT AS CLOSE TO THE SOUTHERN PROPERTY LINE AS POSSIBLE.
- USE VEGETATION WHERE POSSIBLE TO CREATE ENHANCED HABITAT/WILDLIFE CORRIDOR WITHIN THE BYPASS CHANNEL.
- USE CREATIVE GRADING AND EXCAVATION SO THAT DRAWDOWN OF THE RESERVOIR WILL CREATE DIFFERENT HABITAT ZONES ON THE RESERVOIR BOTTOM.

GOAL 4: DESIGN THE 7-11 GULCH TO IMPROVE WATER QUALITY ENTERING SOUTH PLATTE PARK FROM 7-11 GULCH.

OBJECTIVES:

4.1 INSTALL SMALL WATER QUALITY PONDS ALONG THE CHANNEL BOTTOM TO IMPROVE THE QUALITY OF FLOWS ENTERING THE SOUTH PLATTE PARK.

4.2 DEVELOP WETLANDS ALONG 7-11 GULCH AS A WATER QUALITY ENHANCEMENT TOOL.

GOAL 5: DESIGN THE KIEWIT SITE TO PROVIDE LIMITED LEISURE OPPORTUNITIES THAT COMPLEMENT THE EXISTING ACTIVITES AT SOUTH PLATTE PARK.

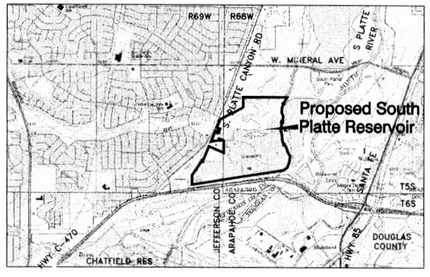
OBJECTIVES:

5.1 PUBLIC ACCESS AND RECREATION ACTIVITIES TO BE MANAGED BY THE SOUTH SUBURBAN PARKS AND RECREATION DISTRICT (SSPRD) IN COOPERATION WITH THE CITY OF LITTLETON.

5.2 FOCUS ON ACTIVITIES THAT ARE NOT ALREADY PROVIDED IN THE ADJACENT SOUTH PLATTE PARK.
- ENCOURAGE LIMITED LEISURE ACTIVITIES THAT ARE COMPATIBLE WITH THE ANTICIPATED OPERATION OF THE RESERVOIR, THE ADJACENT PARK AND THE NEIGHBORHOOD.
- DEVELOP A MULTI-PURPOSE TRAIL ALONG A PORTION OF THE RESERVOIR.
- USE THE FACILITY AS AN OPPORTUNITY FOR ORGANIZED CLASSES TO COMPLEMENT THE EXISTING EDUCATIONAL OPPORTUNITIES AT SOUTH PLATTE PARK.

5.3 CREATE THREE NODES WITHIN THE SOUTH PLATTE PARK.
- PARK ENTRY – INCLUDE PARKING, POSSIBLE RESTROOM, POSSIBLE PICNIC SHELTER, INTERPRETIVE AND EDUCATIONAL INFORMATION.
- NATURE NODE AT SOUTHWEST CORNER OF THE SITE – INCLUDE ENHANCED VEGETATION, BIRD WATCHING AND TRANQUIL SETTING FOR PARK VISITORS.
- VIEWING/EDUCATIONAL NODE AT SOUTHEAST CORNER OF THE KIEWIT SITE. LOW IMPACT, SECLUDED VIEWING STATION FOR WILDLIFE ALONG THE NEVADA DITCH AND SOUTH PLATTE PARK.

VICINITY MAP



0 1500 3000
SCALE: 1" = 3000'
DATE PREPARED: JULY 6, 1999

OWNER

CENTENNIAL WATER & SANITATION DISTRICT
62 WEST PLAZA DRIVE
HIGHLANDS RANCH, COLORADO 80126
PHONE: (303)791-0430

APPLICANT

CENTENNIAL WATER & SANITATION DISTRICT
62 WEST PLAZA DRIVE
HIGHLANDS RANCH, COLORADO 80126
PHONE: (303)791-0430

PROFESSIONAL CONSULTANTS

ROCKY MOUNTAIN CONSULTANTS INC.
825 DELAWARE AVENUE, FIFTH FLOOR
LONGMONT, COLORADO 80501
PHONE: (303)685-6283
AND
PHONE: (303)741-6000
8301 E. PRENTICE AVE., SUITE 101
ENGLEWOOD, COLORADO 80111

OWNER'S CERTIFICATION:

I, _____, OWNER, OR DESIGNATED AGENT THEREOF, DO HEREBY AGREE THAT THE ABOVE DESCRIBED PROPERTY WILL BE DEVELOPED AS A PLANNED DEVELOPMENT IN ACCORDANCE WITH THE USES, RESTRICTIONS, AND CONDITIONS CONTAINED IN THIS PLAN. FURTHER, THE CITY OF LITTLETON IS HEREBY GRANTED PERMISSION TO ENTER ONTO SAID PROPERTY FOR THE PURPOSES OF CONDUCTING INSPECTIONS TO ESTABLISH COMPLIANCE OF THE DEVELOPMENT OF THE PROPERTY WITH ON-SITE IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, DRAINAGE FACILITIES, PARKING AREAS, AND TRASH ENCLOSURES. IF, UPON INSPECTION, THE CITY FINDS DEFICIENCIES ON THE ON-SITE IMPROVEMENTS AND, AFTER PROPER NOTICE, THE DEVELOPER SHALL TAKE APPROPRIATE CORRECTIVE ACTION. FAILURE TO TAKE SUCH CORRECTIVE ACTION SPECIFIED BY THE CITY SHALL BE GROUNDS FOR THE CITY TO APPLY ANY OR ALL OF ANY REQUIRED FINANCIAL ASSURANCE TO CAUSE THE DEFICIENCIES TO BE INTO COMPLIANCE WITH THIS PLAN, OR WIT ANY SUBSEQUENT AMENDMENTS HERETO.

_____
CENTENNIAL WATER & SANITATION DISTRICT

SUBSCRIBED AND SWORN BEFORE ME THIS 21 DAY OF Aug 1999

WITNESS MY HAND OFFICIAL SEAL.

MY COMMISSION EXPIRES 1-8-2002

_____
NOTARY PUBLIC

APPROVED AS TO FORM:

_____ 11-11-99
CITY ATTORNEY

APPROVED THIS 16th DAY OF November, 1999 BY THE LITTLETON CITY COUNCIL.

_____
PRESIDENT OF CITY COUNCIL

ATTEST:

_____
CITY CLERK

CERTIFICATE OF THE CLERK AND RECORDER (ARAPAHOE CO.)

THIS MAP WAS FILED FOR RECORD IN THE OFFICE OF THE ARAPAHOE COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT 10:50 A.M. ON THE 6th DAY OF January A.D., 2000

FILE NO. BK 173
MAP NO. 99 40-44
RECEPTION NO. B0001659

_____
COUNTY CLERK AND RECORDER
BY: Cheryl Weiss
DEPUTY

CERTIFICATE OF THE CLERK AND RECORDER (JEFFERSON CO.)

THIS MAP WAS FILED FOR RECORD IN THE OFFICE OF THE JEFFERSON COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT ___ M. ON THE ___ DAY OF _____, A.D., 1999

FILE NO. _____
MAP NO. _____
RECEPTION NO. _____

_____
COUNTY CLERK AND RECORDER
BY: _____
DEPUTY

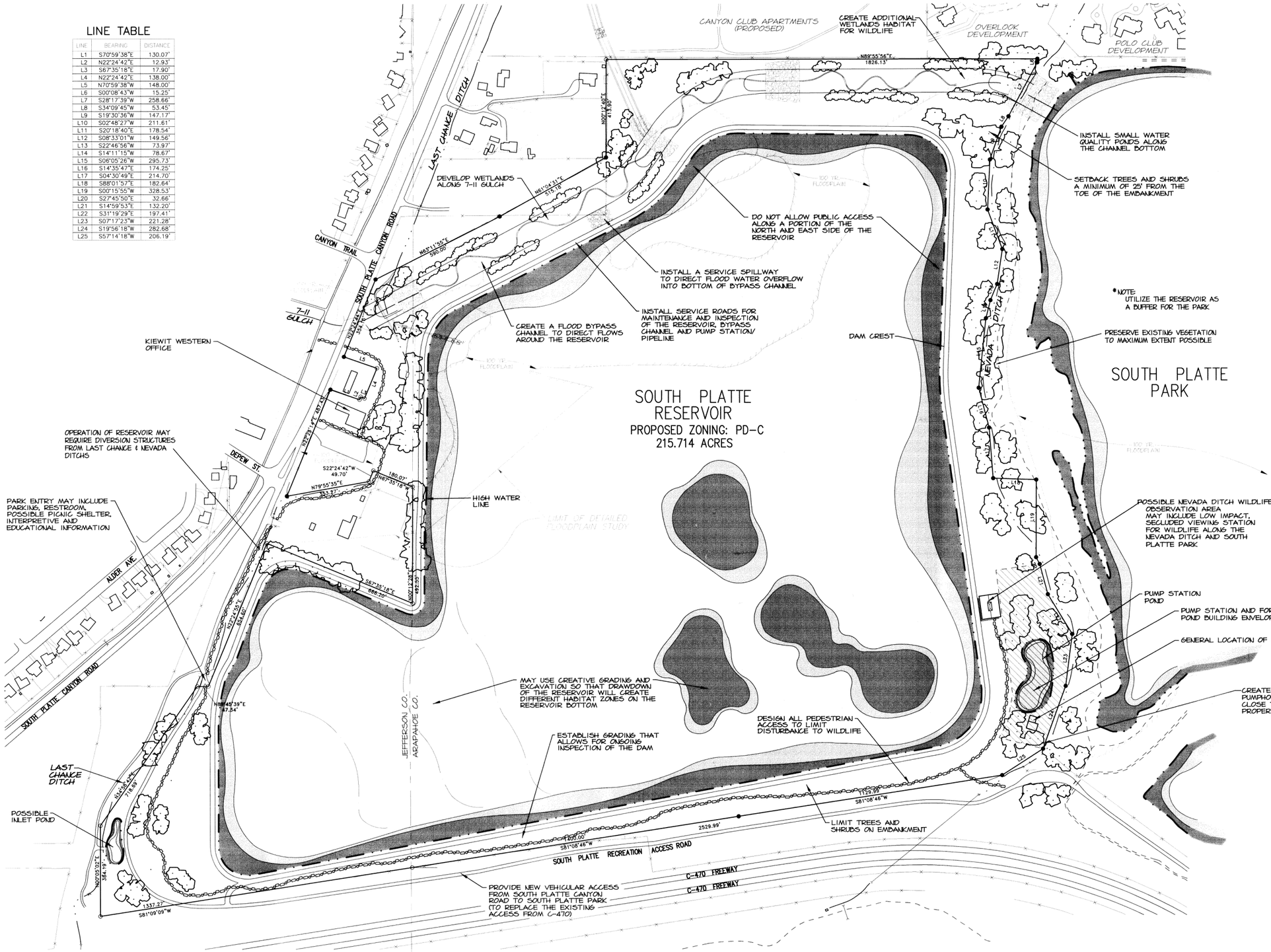
CENTENNIAL WATER AND SANITATION DISTRICT
SOUTH PLATTE RESERVOIR
GENERAL PD NOTES

ROCKY MOUNTAIN CONSULTANTS INC.
825 DELAWARE AVENUE, SUITE 500
LONGMONT, COLORADO 80501
PHONE: 772-5282 METRO: 665-6283

DESIGNED BY: KK	APPROVED BY: DWD	JOB NO.	SHEET	SHEETS
DRAWN BY: DJH	DATE: 6-6-99	80-2395.019.00	1	3
CHECKED BY: BB	SCALE: AS NOTED			

LINE TABLE

LINE	BEARING	DISTANCE
L1	S70°59'38"E	130.07'
L2	N22°24'42"E	12.93'
L3	S67°35'18"E	17.90'
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L18	S88°01'57"E	182.64'
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L21	S14°59'53"E	132.20'
L22	S31°19'29"E	197.41'
L23	S07°17'23"W	221.28'
L24	S19°56'18"W	282.68'
L25	S57°14'18"W	206.19'



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 31, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M. ARAPAHOE COUNTY, COLORADO, AND THE EAST ONE-HALF OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE 6TH P.M., JEFFERSON COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31 WHENCE THE WEST ONE-QUARTER CORNER OF SAID SECTION 31 BEARS N00°12'28"E A DISTANCE OF 2645.76 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION; THENCE N00°12'28"E ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 31 A DISTANCE OF 551.70 TO THE TRUE POINT OF BEGINNING:

THENCE S81°09'09"W A DISTANCE OF 1337.27 FEET TO THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 36; THENCE N00°05'02"E ALONG SAID WEST LINE A DISTANCE OF 384.19 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 114 AT PAGE 418 OF THE JEFFERSON COUNTY RECORDS AND AS SHOWN IN THE RECORDS OF THE DENVER MUNICIPAL WATER WORKS IN DRAWER 68, FILE 61, FROM WHICH THE NORTHWEST CORNER OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE QUARTER BEARS N00°05'02"E A DISTANCE OF 587.16 FEET; THENCE N34° 58'42"E ALONG THE SOUTH LINE OF SAID TRACT A DISTANCE OF 718.69 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE N89°45'39"E ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 36 A DISTANCE OF 47.34 FEET TO THE NORTHEAST CORNER OF A VACATED PORTION OF PLATTE CANYON ROAD AS DESCRIBED IN RECEPTION NUMBER 78024038 OF THE JEFFERSON COUNTY RECORDS; THENCE N22°24'55"E ALONG THE EASTERLY LINE OF PLATTE CANYON ROAD A DISTANCE OF 654.60 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 2508 AT PAGE 195 OF THE JEFFERSON COUNTY RECORDS; THENCE S67°35'18"E ALONG THE SOUTH LINE OF SAID TRACT A DISTANCE OF 666.20 FEET TO A POINT ON THE EASTERLY LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE QUARTER OF SECTION 36; THENCE N00°12'28"E ALONG SAID EASTERLY LINE A DISTANCE OF 492.55 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 2382 AT PAGE 63 OF THE JEFFERSON COUNTY RECORDS; THENCE WESTERLY ALONG THE NORTHERLY LINES OF SAID TRACT THE FOLLOWING THREE COURSES; 1) N67°35'18"W A DISTANCE OF 180.07 FEET; 2)THENCE S22°24'42"W A DISTANCE OF 49.70 FEET; 3)THENCE S79°55'35"W A DISTANCE OF 353.27 FEET; THENCE N22°23'14"E ALONG A LINE 2.00 FEET SOUTHEASTERLY FROM AND PARALLEL WITH THE EASTERLY RIGHT OF WAY OF PLATTE CANYON ROAD A DISTANCE OF 487.43 FEET TO THE SOUTHERLY LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 1651 AT PAGE 190 OF THE JEFFERSON COUNTY RECORDS; THENCE ALONG THE EXTERIOR LINES OF SAID TRACT THE FOLLOWING FIVE COURSES; 1)S70°59'38"E A DISTANCE OF 130.07 FEET; 2)THENCE N22°24'42"E A DISTANCE OF 12.93 FEET; 3)THENCE S67° 35'18"E A DISTANCE OF 17.90 FEET; 4)THENCE N22°24'42"E A DISTANCE OF 138.00 FEET; 5)THENCE N70°59'38"W A DISTANCE OF 148.00 FEET; THENCE N22°24'44"E ALONG A LINE 2.00 FEET SOUTHEASTERLY FROM AND PARALLEL WITH THE EASTERLY RIGHT OF WAY OF PLATTE CANYON ROAD A DISTANCE OF 354.15 FEET; THENCE N65°11'55"E A DISTANCE OF 590.00 FEET; THENCE N61°04'31"E A DISTANCE OF 515.18 FEET; THENCE N00°12'40"E A DISTANCE OF 413.90 FEET TO A POINT ON THE NORTHERLY LINE OF THE SOUTH HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 31; THENCE N89°55'56"E ALONG SAID NORTHERLY LINE A DISTANCE OF 1826.13 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 31; THENCE S00°08'43"W ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 31 A DISTANCE OF 15.25 FEET TO THE WESTERLY BANK OF THE NEVADA DITCH; THENCE SOUTHERLY ALONG THE WESTERLY BANK OF THE NEVADA DITCH, BEING 30.00 FEET WESTERLY FROM AND PARALLEL WITH THE EASTERLY BANK OF THE NEVADA DITCH WHICH IS THE WESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN BOOK 3325 AT PAGE 353 OF THE ARAPAHOE COUNTY RECORDS, THE FOLLOWING ELEVEN COURSES; 1)S28°17'39"W A DISTANCE OF 258.66 FEET; 2)THENCE S34°09'45"W A DISTANCE OF 53.45 FEET; 3)THENCE S19°30'36"W A DISTANCE OF 147.17 FEET; 4)THENCE S02° 48'27"W A DISTANCE OF 211.61 FEET; 5)THENCE S20°18'40"E A DISTANCE OF 178.54 FEET; 6)THENCE S08°33'01"W A DISTANCE OF 149.56 FEET; 7)THENCE S22°46'56"W A DISTANCE OF 73.97 FEET; 8)THENCE S14°11'15"W A DISTANCE OF 78.67 FEET; 9)THENCE S06°05'26"W A DISTANCE OF 295.73 FEET; 10)THENCE S14°35'47"E A DISTANCE OF 174.25 FEET; 11)THENCE S04°30'49"E A DISTANCE OF 214.70 FEET; THENCE S88°01'57"E A DISTANCE OF 182.64 FEET TO THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 31; THENCE S00°15'55"W ALONG SAID EASTERLY LINE A DISTANCE OF 328.53 FEET TO THE WESTERLY BANK OF THE NEVADA DITCH; THENCE CONTINUING SOUTHERLY ALONG THE WESTERLY BANK OF THE NEVADA DITCH, BEING 30.00 FEET WESTERLY FROM AND PARALLEL WITH THE EASTERLY BANK OF THE NEVADA DITCH WHICH IS THE WESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN BOOK 3325 AT PAGE 353 OF THE ARAPAHOE COUNTY RECORDS, THE FOLLOWING SIX COURSES; 1)S27°45'50"E A DISTANCE OF 32.66 FEET; 2)THENCE S14°59'53"E A DISTANCE OF 132.20 FEET; 3)THENCE S31 °19'29"E A DISTANCE OF 197.41 FEET; 4)THENCE S07°17'23"W A DISTANCE OF 221.28 FEET; 5)THENCE S19°56'18"W A DISTANCE OF 282.68 FEET; 6)THENCE S57°14'18"W A DISTANCE OF 206.19 FEET; THENCE DEPARTING SAID WESTERLY BANK S81°08'46"W ALONG THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 1750 AT PAGE 125 OF THE ARAPAHOE COUNTY RECORDS, A DISTANCE OF 2530.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 215.714 ACRES MORE-OR LESS.

THIS PLAN IS CONCEPTUAL. FINAL LOCATIONS & SPECIFIC COMPONENTS WILL BE DETERMINED AT THE TIME OF FINAL DEVELOPMENT PLAN OR CONSTRUCTION DOCUMENTS

LEGEND:

- PROPERTY LINE
- EDGE OF WATER
- DITCH FLOWLINE
- PROPOSED TRAIL
- EXISTING SOUTH PLATTE PARK TRAIL
- FLOODPLAIN

NORTH

0 200 400

SCALE IN FEET
1"=200'



SITE SECTION AT SOUTHWEST CORNER



SITE SECTION AT SOUTH (C-470)



SITE SECTION AT EAST (SOUTH PLATTE PARK)

CENTENNIAL WATER AND SANITATION DISTRICT

SOUTH PLATTE RESERVOIR

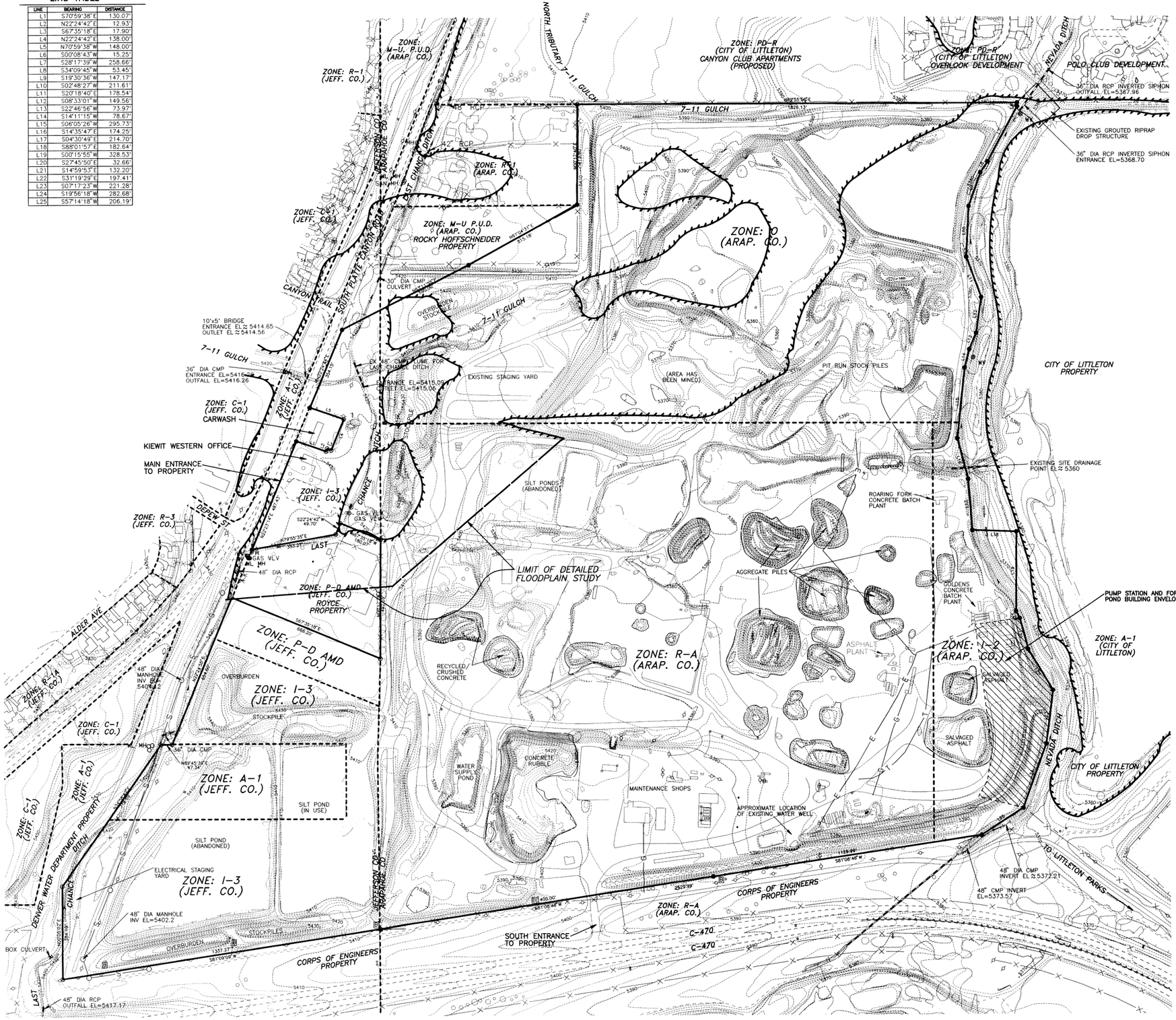
GENERAL PLAN DEVELOPMENT PLAN

ROCKY MOUNTAIN CONSULTANTS
825 DELAWARE AVENUE, SUITE 500
LOVELAND, COLORADO 80501
PHONE 772-5282 METRO 667-4282

DESIGNED BY: BD	APPROVED BY: BD	JOB NO.	SHEET
DRAWN BY: SR	DATE: 6-6-99	13-2395.019	3
CHECKED BY: BD	SCALE 1"=200'		

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SCALE: 1" = 200'
DATE PREPARED: JULY 6, 1999

LEGAL DESCRIPTION

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SAID PARCEL OF LAND CONTAINS 215.714 ACRES MORE-OR LESS.

SURVEYOR'S CERTIFICATE

I, A. DUWAYNE M. PHILLIPS, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS MAP WAS MADE UNDER MY DIRECT SUPERVISION, THE MONUMENTS ARE EXISTING AS SHOWN AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF LEGAL DESCRIPTION AS SHOWN HEREON.

A. DUWAYNE M. PHILLIPS PLS COLO. #9329

FLOODPLAIN INFORMATION

THIS PROPERTY DOES LIE WITHIN 100 YEAR FLOODPLAIN LIMITS AS INDICATED ON FLOOD INSURANCE RATE MAP NO. 080087 0380C, DATED JULY 4, 1989, AND MAP NO. 08005C 0435J, DATED AUGUST 16, 1995, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

NOTE:

SITE TOPOGRAPHY BASED ON AERIAL PHOTOGRAPH TAKEN ON SEPT 24, 1997 (INTRASEARCH, INC.)

LEGEND:

- 5400 EXISTING CONTOURS (2 FOOT INTERVALS)
- DITCH FLOWLINE AND WATER LINE
- TRAILS
- G EXISTING GAS LINE
- T EXISTING TELEPHONE LINE
- S EXISTING SEWER LINE
- E EXISTING ELECTRIC LINE
- POWER POLE
- LIGHT POLE
- FENCE
- EXISTING TREES AND VEGETATION
- B BILLBOARD
- EXISTING ZONING BOUNDARY
- 100-YEAR FLOODPLAIN
- FOUND MONUMENT 1 1/2" ALUMINUM CAP PLS #16837 (UNLESS NOTED)
- SET #6 REBAR 24" LONG WITH YELLOW PLASTIC CAP PLS #9329

CENTENNIAL WATER AND SANITATION DISTRICT

SOUTH PLATTE RESERVOIR

EXISTING SITE CONDITIONS AND BOUNDARY DESCRIPTION

ROCKY MOUNTAIN CONSULTANTS INC.
825 DELAWARE AVENUE, SUITE 500
LONGMONT, COLORADO 80501
PHONE: 772-5282 METRO: 665-6283

DESIGNED BY: GC	APPROVED BY: DWD	JOB NO.	SHEET	SHEETS
DRAWN BY: DJH	DATE: 6-6-99	19-2395.019.00	3	3
CHECKED BY: GC	SCALE: 1"=200'			

R:\2395-01\SITEBASE.prn Wed Aug 25 13:58:05 1999

CASE NO. SDP07-0010, KIEWET WESTERN CO. ADDITION AND REMODEL

9161
1/10

CASE # SDP07-0010

KIEWIT WESTERN CO. ADDITION AND REMODEL

SITE DEVELOPMENT PLAN

CITY OF LITTLETON

COUNTY OF JEFFERSON, STATE OF COLORADO

DESIGN GUIDELINES

THIS SUBMITTAL SEEKS TO CREATE A BUILDING EXPANSION AND RENOVATION OF AN EXISTING BUILDING FOR BUSINESS OFFICE USE.

SITE PLANNING:
–THE NEW ADDITION WILL BE POSITIONED ON THE WEST SIDE OF THE EXISTING BUILDING AND SHALL GENERALLY INTEGRATE WITH THE EXISTING BUILDING TO PROVIDE A NEW ENTRY FROM THE PARKING AREA ON THE SOUTHERN PORTION OF THE SITE. A NEW ONE STORY EXIT STAIR TOWER WILL BE CONSTRUCTED AT THE NORTHEAST CORNER OF THE EXISTING BUILDING.

VEHICLE ACCESS AND PARKING:
– OFF STREET PARKING SHALL BE CONTAINED WITH THE INTERIOR SOUTHERN ONE HALF OF THE PROPERTY.
– THE EXISTING CURB CUT FROM SOUTH PLATTE CANYON ROAD WILL REMAIN UNCHANGED.
– VEHICLE ACCESS WILL BE FROM THE WEST OFF OF SOUTH PLATTE CANYON RD.
– PARKING WILL BE ACCOMODATED BY THE DESIGNATED PARKINGS SPACES PROVIDED.

PEDESTRIAN CIRCULATION AND ACCESS:
– DETACHED SIDWALKS FROM THE ON SITE PARKING TO THE NEW BUILDING ENTRANCE WILL BE PROVIDED.

LANDSCAPING:
–EXISTING HEALTHY AND MATURE TREES ALONG THE EAST SIDE OF THE SITE SHALL BE REASONABLY PRESERVED. WHERE STREET TREES DO NOT EXIST, TREES SHALL BE LOCATED PER LITTLETON CODE.
– SEE ABOVE FOR DESCRIPTION OF DETACHED SIDEWALKS ASSOCIATED WITH THE PROJECT.
– PLANTINGS SHALL BE PLACED IN HARMONY WITH THE RHYTHM AND SCALE OF THE EXISTING SITE AND BUILDINGS, AND IN A MANNER THAT DOES NOT BLOCK VIEWING THROUGHOUT GROUND–FLOOR ACTIVITIES AND TRANSPARENT GLAZING.
– PLANTINGS SHALL BE DESIGNED AND LOCATED TO SUPPORT OPEN SPACES AND BUILDING ENTRIES.

PARKING AREA LANDSCAPING:
– DECIDOUS TREES AND A MIXTURE OF SHRUBS SHALL BE EMPLOYED.
– PARKING ISLANDS SHALL BE LANDSCAPED WITH SHRUBS OR GROUND–COVER, AND NOT SOD.
– PARKING ISLANDS SHALL BE DELINEATED BY CONCRETE CURBS.

BICYCLE FACILITIES:
–BICYCLE PARKING SHALL COMPLY WITH LITTLETON CODE SEC 10–4–9, 9.
– BICYCLE PARKING SHALL BE PLACED IN A CONVENIENT LOCATION WITH RESPECT TO BUILDING ENTRIES.

BUILDING MASSING:
– THE BUILDING ADDITION IS DESIGNED TO A MAXIMUM HEIGHT OF ONE STORY ABOVE GRADE AND WITHIN THE PROPERTY SETBACKS.
–WALL OPENING RHYTHN AND SCALE, ALONG WITH CONSISTENT USE OF MATERIALS, SHALL BE USED TO MAINTAIN CONTINUITY BETWEEN ELEMENTS OF THE EXISTING BUILDING AND THE NEW ADDITION.

ARCHITECTURAL CHARACTER:
–THE BUILDING ADDITON IS DESIGNED TO BE IN HARMONY WITH THE EXISTING BUILDING AND SITE WHILE PROVIDING A NEW PUBLIC IMAGE FOR AN OFFICE BUILDING.
–FACADES ALONG SOUTH PLATTE CANYON ROAD SHALL EMPLOY PEDESTRIAN–SCALED, GROUND–LEVEL OPENINGS OF TRANSPARENT GLAZING.
–FACADES ALONG THE SOUTH SIDE OF THE BUILDING ADDITION SHALL REFLECT HUMAN SCALE AND DETAILING WHILE PROVIDING A NEW ENTRY FROM THE ON SITE PARKING LOT.

MATERIALS/COLORS:
MATERIALS SHALL BE DURABLE, PERMANENT AND EXPRESS QUALITY, INCLUDING MASONRY AND METAL WINDOW FRAMING, AND BE DETAILED IN SUCH A WAY AS TO MAXIMIZE THE PLAY OF LITH ON BUILDING FACADES.

COLOR AND MATERIAL PALLET:
– BUILDING ADDITION:
WALLS OF TAN BRICK TO MATCH THE BRICK ON THE EXISTING BUILDING.
WINDOWS SHALL BE ANODIZED BRONZE ALUMINUM TO MATCH EXISTING.
RAILINGS SHALL BE PAINTED METAL.
– STEEL STRUCTURAL FRAME W/METAL STUD FRAMING AT EXTERIOR WALLS
– STEEL BAR JOIST, METAL DECK W/CONCRETE TOPPING SECOND FLOOR FRAMING
– STEEL BAR JOIST AND METAL DECK ROOF FRAMING
– ROCK BALLASTED MEMBRANE LOW SLOPE ROOF

OPEN SPACE, UNOBSTRUCTED: 70,543 S.F.

PARKING:

PROVIDED 89 SPACES

SITE IMPERVIOUSNESS

APPROXIMATE COMPOSITE SITE IMPERVIOUSNESS = 65%

PROJECT PHASING:

PHASE 1: CONSTRUCTION OF THE NEW EXIT STAIR TOWER AT THE NE CORNER OF THE EXISTING BUILDING.
PHASE 2: CONSTRUCTION OF THE NEW ADDITION ON THE WEST SIDE OF THE EXISTING BUILDING.
PHASE 3: REMODEL THE EXISTING BUILDING TO INCLUDE INSTALLATIONS OF NFPA 13 SPRINKLER SYSTEM ON BOTH LEVELS.

ZONING COMPARISON CHART

	CURRENT PD–C	PROPOSED PD–C
USE	OFFICE ALLOWED	OFFICE
SETBACKS	NONE REQUIRED	NORTH: 37'–10" EAST: 137'–2" SOUTH: 101'–1" WEST: 20'–4"
OPEN SPACE	25% OPEN SPACE REQUIRED	70,543 SF/127,677 SF= 55% OPEN SPACE PROVIDED
PARKING	1 SPACE/300 SF REQUIRED FOR OFFICE	26,066 SF X (1 SPACE/ 300 SF) = 87 SPACES REQUIRED. 88 SPACES PROVIDED.
MAXIMUM HEIGHT	NOT REQUIRED	36'–8" FROM GRADE PLANE
FAR	1:1 MAXIMUM	26,609 SF/127,677 SF= .21 PROVIDED

SITE AREA: 127,677 S.F.

BUILDING AREA:

1. FIRST FLOOR=11,852 GROSS BUILDING S.F.
SECOND FLOOR=14,757 GROSS BUILDING S.F.
2. EXISTING OFFICE BUILDING TO BE REMODELED=2,905 S.F.



VICINITY MAP

N.T.S.

BENCHMARK

ELEVATIONS SHOWN ARE BASED ON KIEWIT LOCAL DATUM AND ORIGINATES FROM THE FOLLOWING BENCHMARKS:
PANEL POINT #1001 ELEVATION=5419.44 FEET
PANEL POINT #1002 ELEVATION=5425.24 FEET

LEGAL DESCRIPTION

ADDRESS
7926 SOUTH PLATTE CANYON ROAD, LITTLETON, COLORADO 80128.

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE: FOR THE PURPOSE OF THIS DESCRIPTION THE BEARINGS ARE BASED ON THE EASTERLY LINE OF SAID SECTION 36 BETWEEN THE SOUTHEAST CORNER OF SAID SECTION 36 AND THE NORTHEAST CORNER OF SAID SECTION 36 BEING A DEEDED BEARING OF NORTH 00°12'28" EAST AND A DISTANCE OF 5291.53 FEET. THE TERMINI OF THE LINE ARE MONUMENTED RESPECTIVELY BY A 3 1/2" CORPS OF ENGINEERS BRASS CAP IN CONCRETE AND A 3 1/4" ALUMINUM CAP IN A RANGE BOX STAMPED PLS 25965 1996.

COMMENCING AT SOUTHEAST CORNER OF SAID SECTION 36; THENCE N 00°12'28" E, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 2467.38 FEET; THENCE N 89°47'32" W, A DISTANCE OF 37.86 FEET TO THE POINT OF BEGINNING; THENCE S 22°24'42" W, A DISTANCE OF 267.53 FEET TO A POINT ON THE NORTHERLY LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 2382 AT PAGE 63 OF THE JEFFERSON COUNTY RECORDS; THENCE N 67°35'18" W, ALONG SAID NORTHERLY LINE, A DISTANCE OF 30.00 FEET; THENCE S 22°24'42" W, ALONG THE WESTERLY LINE OF SAID TRACT, A DISTANCE OF 49.70 FEET; THENCE S 79°55'35" W, ALONG THE NORTHERLY LINE OF SAID TRACT, A DISTANCE OF 355.64 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SOUTH PLATTE CANYON ROAD; THENCE N 22°23'14" E ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 488.59 FEET TO THE SOUTHERLY LINE OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 8508112; THENCE S 70°59'38" E, A DISTANCE OF 330.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 128,654 SQUARE FEET OR 2.953 ACRES, MORE OR LESS.

SHEET INDEX

SECTION–SHEET	DESCRIPTION
TS (1)	TITLE SHEET
S (2–3)	SITE AND UTILITY PLAN
G (4)	SITE GRADING PLAN
L (5)	LANDSCAPE PLAN
IR (6–7)	IRRIGATION PLAN
P (8)	SITE PHOTOMETRIC PLAN
A (9–10)	ARCHITECTURAL ELEVATIONS

10 TOTAL NUMBER OF SHEETS

APPLICANT

KIEWIT WESTERN CO.
7926 SOUTH PLATTE CANYON ROAD
LITTLETON, CO 80128
PHONE OFFICE: 720.274.5878
FAX: 303.973.1576
STAN IHLANFELDT

CURB GUTTER AND SIDEWALK SITE PLAN NOTE:

THE OWNERS, FOR THEIR HEIRS, SUCCESSORS, AND ASSIGNS, AGREE THAT THEY SHALL PLACE CURB GUTTER AND A 9' DETACHED SIDEWALK ALONG THE PROPERY FRONTAGE FOR 7926 S. PLATTE CANYON RD. AT SOME FUTURE DATE IN ORDER TO ACCOMMODATE MODIFICATIONS MADE TO PLATTE CANYON RD. ADJACENT TO SAID FRONTAGE.

STANDARD UNDERGROUND AND UTILITY SITE PLAN NOTE:

THE OWNERS, FOR THEIR HEIRS, SUCCESSORS, AND ASSIGNS, AGREE THAT THEY SHALL PLACE UNDERGROUND OR CAUSE TO BE PLACED UNDERGROUND, AT THEIR SOLE EXPENSE, ALL UTILITIES REQUIRED TO BE PLACED UNDERGROUND PURSUANT TO THE LITTLETON MUNICIPAL CODE. AT A FUTURE DATE AS DIRECTED BY THE CITY OF LITTLETON IN ITS SOLE DISCRETION. SUCH UTILITIES TO BE PLACED UNDERGROUND SHALL SPECIFICALLY INCLUDE BUT NOT BE LIMITED TO: ELECTRICITY, TELEPHONE, FIBER OPTICS, AND CABLE TELEVISION. IT IS ALSO AGREED THAT ALL PROPOSED UTILITIES RELATED TO THIS SITE PLAN SHALL BE INSTALLED UNDERGROUND.

CERTIFICATIONS

I, Stanley G. Ihlenfeldt, OWNER OR DESIGNATED AGENT THEROF, DO HERBY AGREE THAT THE ABOVE DESCRIBED PROPERTY WILL BE DEVELOPED IN ACCORDANCE WITH THE USES, RESTRICTIONS AND CONDITIONS CONTAINED WITHIN THIS SDP. FURTHER, THE CITY OF LITTLETON, IS HEREBY GRANTED PERMISSION TO ENTER ONTO SAID PROPERTY FOR THE PURPOSES OF CONDUCTING INSPECTIONS TO ESTABLISH COMPLIANCE OF THE DEVELOPMENT OF THE PROPERTY WITH ON–SITE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO, LANDSCAPING, DRAINAGE FACILITIES, PARKING AREAS AND TRASH ENCLOSURES. IF UPON INSPECTION, THE CITY FINDS DEFICIENCIES IN THE ON–SITE IMPROVEMENTS AND AFTER PROPER NOTICE, THE DEVELOPER SHALL TAKE APPROPRIATE CORRECTIVE ACTION. FAILURE TO TAKE SUCH CORRECTIVE ACTION SPECIFIED BY THE CITY SHALL BE GROUNDS FOR THE CITY TO APPLY ANY OR ALL OF ANY REQUIRED FINANCIAL ASSURANCE TO CAUSE THE DEFICIENCIES TO BE INTO COMPLIANCE WITH THIS SDP OR WITH ANY SUBSEQUENT AMENDMENTS HERETO.

Stanley G. Ihlenfeldt
SIGNATURE OF OWNER OR AGENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th DAY OF October, 2007
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 4.19.2010
NOTARY PUBLIC

APPROVED BY THE DEVELOPMENT REVIEW COMMITTEE THIS 9TH DAY OF AUGUST, 2007

DIRECTOR OF COMMUNITY DEVELOPMENT

DIRECTOR OF PUBLIC SERVICES

CITY MANAGER

DIRECTOR OF BUSINESS/INDUSTRY AFFAIRS

THIS DOCUMENT WAS FILED FOR RECORDS IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF Arapahoe COUNTY AT 12:10, ON THE 26th DAY OF Oct. A.D. 2007 IN BOOK 352, PAGE 1-10 MAP —, RECEPTION B7137643

Nancy J. Doty
COUNTY CLERK AND RECORDER

BY: David Peters
DEPUTY

352-1

1 OF 10

DATE	REVISION DESCRIPTION

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KIEWIT WESTERN CO. | JLM | DBC | GLP

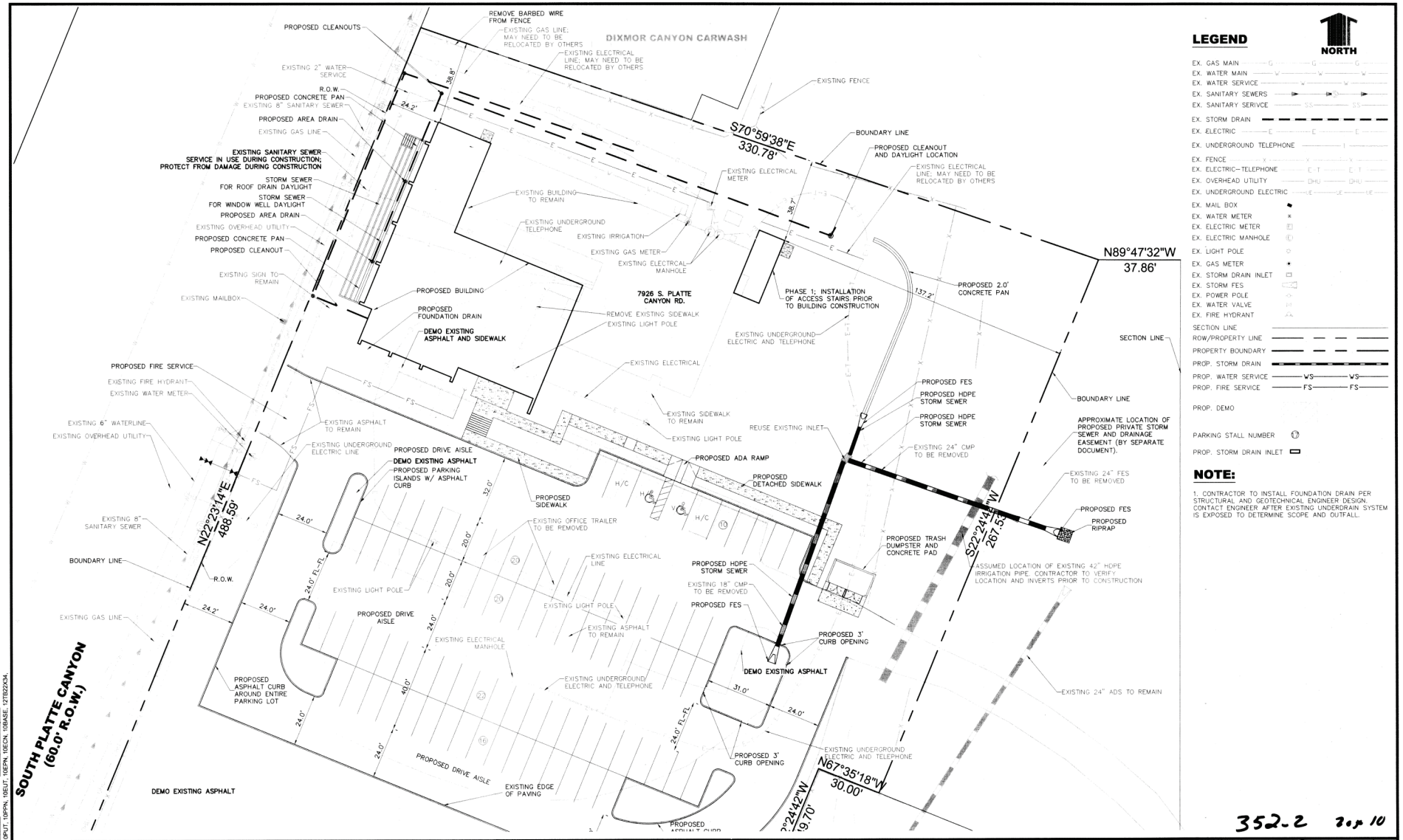
Calibre
Municipal Engineering Development Master Planning

KIEWIT WESTERN CO
SITE DEVELOPMENT PLAN
TITLE SHEET

TS-1 | 10

6.12.07

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XREFS: ... SDPTB2X34...



LEGEND

NORTH

- EX. GAS MAIN
- EX. WATER MAIN
- EX. WATER SERVICE
- EX. SANITARY SEWERS
- EX. SANITARY SERIVCE
- EX. STORM DRAIN
- EX. ELECTRIC
- EX. UNDERGROUND TELEPHONE
- EX. FENCE
- EX. ELECTRIC– TELEPHONE
- EX. OVERHEAD UTILITY
- EX. UNDERGROUND ELECTRIC
- EX. MAIL BOX
- EX. WATER METER
- EX. ELECTRIC METER
- EX. ELECTRIC MANHOLE
- EX. LIGHT POLE
- EX. GAS METER
- EX. STORM DRAIN INLET
- EX. STORM FES
- EX. POWER POLE
- EX. WATER VALVE
- EX. FIRE HYDRANT
- SECTION LINE
- ROW/PROPERTY LINE
- PROPERTY BOUNDARY
- PROP. STORM DRAIN
- PROP. WATER SERVICE
- PROP. FIRE SERVICE
- PROP. DEMO
- PARKING STALL NUMBER
- PROP. STORM DRAIN INLET

NOTE:

1. CONTRACTOR TO INSTALL FOUNDATION DRAIN PER STRUCTURAL AND GEOTECHNICAL ENGINEER DESIGN. CONTACT ENGINEER AFTER EXISTING UNDERDRAIN SYSTEM IS EXPOSED TO DETERMINE SCOPE AND OUTFALL.

352-2 2 of 10

DATE	REVISION DESCRIPTION
	6
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	4
	3
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	1

2-SP1.dwg
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KIEWIT WESTERN CO.
JLM | DBC | GLP

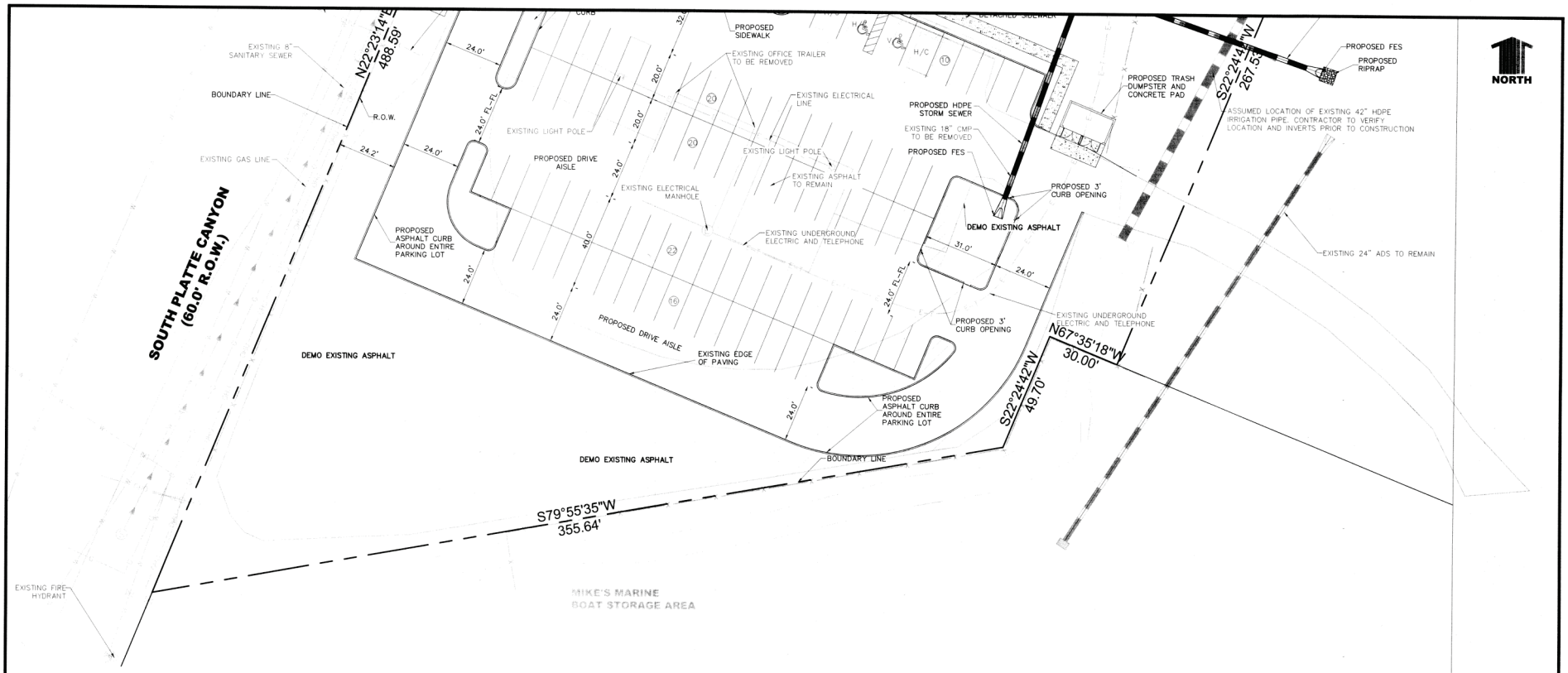
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1 inch = 20 ft. Horizontal

Calibre ENGINEERING
Municipal Engineering Development Master Planning

KIEWIT WESTERN CO
SITE DEVELOPMENT PLAN
SITE AND UTILITY PLAN

Sheet S1-2 of 10
Date 6.12.07

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PLOTTED BY: wasen PLOT DATE: Oct 11, 2007-4:48pm
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LEGEND

- EX. GAS MAIN
- EX. WATER MAIN
- EX. WATER SERVICE
- EX. SANITARY SEWERS
- EX. SANITARY SERVICE
- EX. STORM DRAIN
- EX. ELECTRIC
- EX. UNDERGROUND TELEPHONE
- EX. FENCE
- EX. ELECTRIC–TELEPHONE
- EX. OVERHEAD UTILITY
- EX. UNDERGROUND ELECTRIC
- EX. WATER METER
- EX. ELECTRIC METER
- EX. ELECTRIC MANHOLE
- EX. LIGHT POLE
- EX. GAS METER
- EX. STORM DRAIN INLET
- EX. STORM FES
- EX. POWER POLE
- EX. WATER VALVE
- EX. FIRE HYDRANT
- EX. MAIL BOX
- SECTION LINE
- ROW/PROPERTY LINE
- PROPERTY BOUNDARY
- PROP. STORM DRAIN
- PROP. WATER SERVICE (WS)
- PROP. FIRE SERVICE (FS)
- PROP. DEMO
- PARKING STALL NUMBER
- PROP. STORM DRAIN INLET

352-3 Sht 10

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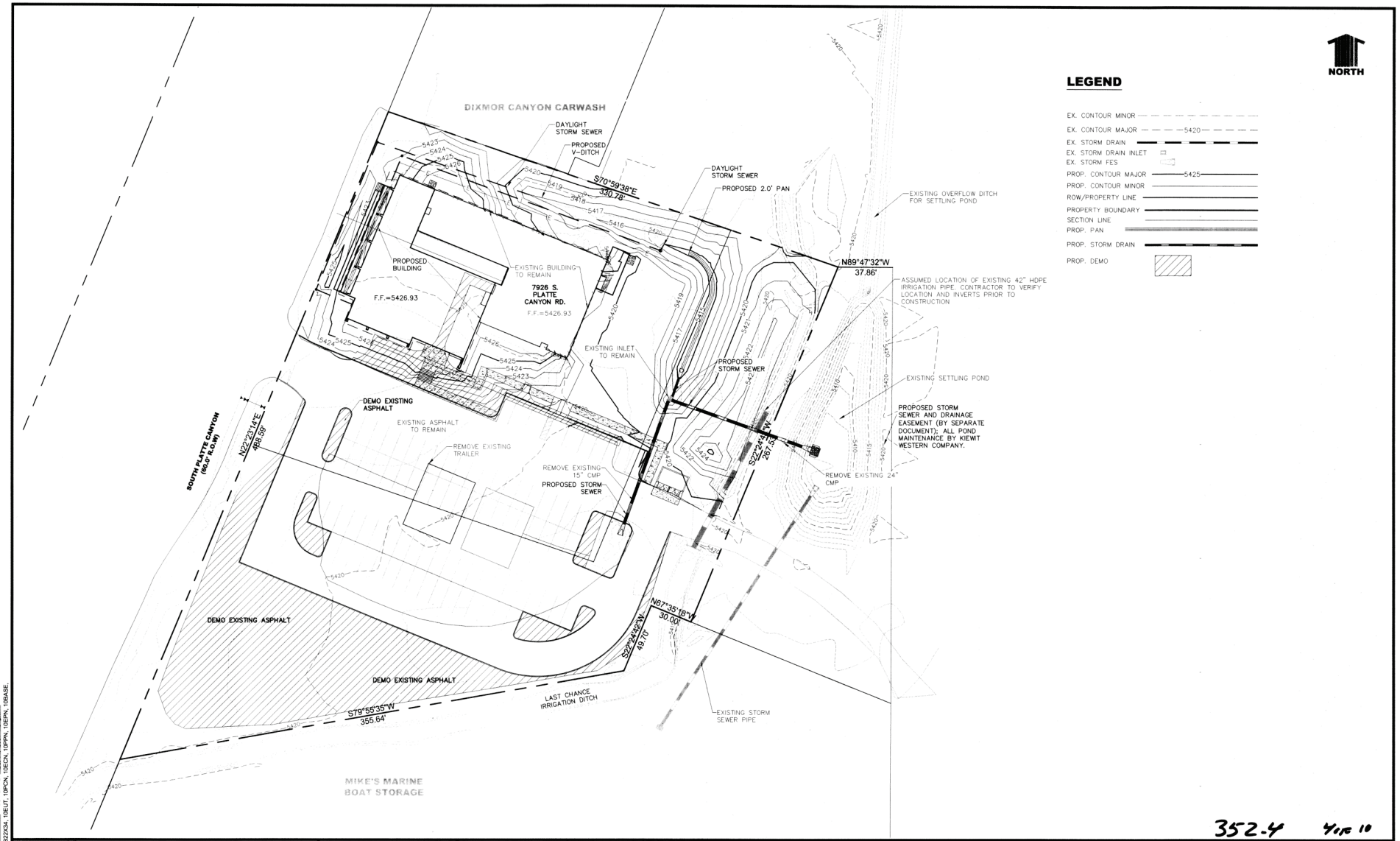
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KIEWIT WESTERN CO.
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Designed JLM | Drafted DBC | Checked GLP

Calibre ENGINEERING
Municipal Engineering Development Master Planning

KIEWIT WESTERN CO
SITE DEVELOPMENT PLAN
SITE AND UTILITY PLAN

Sheet S2-3 of 10
Date 6.12.07

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352.4 4 of 10

DATE	REVISION DESCRIPTION
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	6
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3-GR1.dwg
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KIEWIT WESTERN CO.

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1 inch = 30 ft. Horizontal

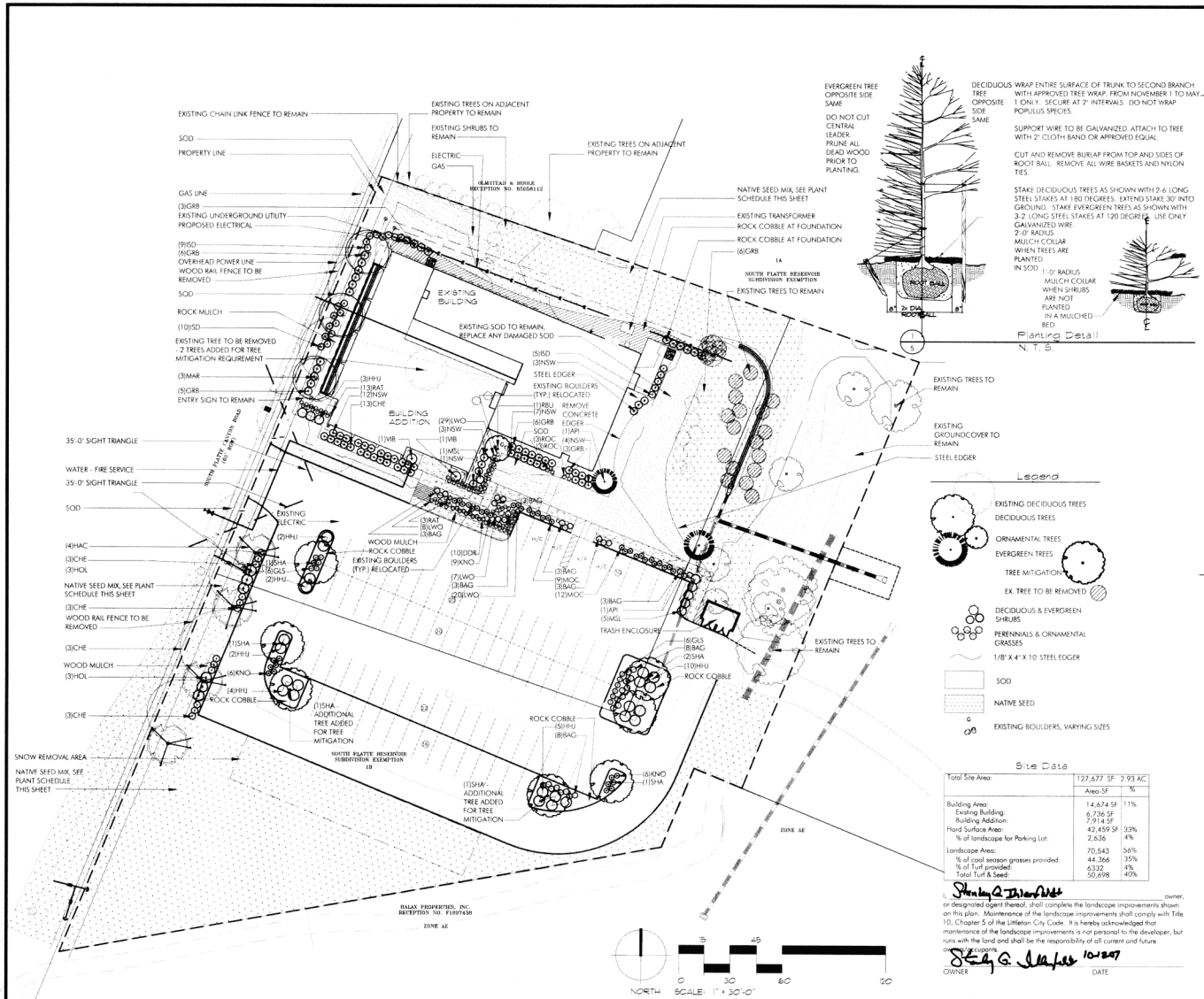
Designed	Drawn	Checked
JLM	DBC	GLP

Calibre ENGINEERING
Calibre Engineering, Inc.
8201 Southpark Lane, Unit 200
Littleton, CO 80120 (303) 730-0414
www.calibre-engineering.com
Municipal Engineering Development Master Planning

KIEWIT WESTERN CO
SITE DEVELOPMENT PLAN
GRADING PLAN

Sheet G1-4 of 10
Date 6.12.07

PATH: P:\KIEW OFF_CADD_CIVIL\SDP_3-GR1.dwg
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Planting Detail
N. T. S.

Plant Schedule

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE & CONDITION	WATER USE
		DECIDUOUS TREES			
3	MAR	Fraxinus pennsylvanica 'Marshall Ash' Marshalls Ash	Ash, Marshall Seedless	2" Cal.	R/LW
7	SHA	Gleditsia triacanthos inermis 'Shademaster'	Locust, Shademaster	2" Cal.	R/LW
4	HAC	Celtis occidentalis	Hackberry, Western	2" Cal.	R/LW
		ORNAMENTAL TREES			
1	RBU	Cercis canadensis	Redbud, Eastern	1 1/2" Cal.	LW
		EXISTING EVERGREEN TREES			
2	API	Picea pungens	Austrian Pine	6' HT.	LW
		DECIDUOUS SHRUBS			
25	CHE	Symphoricarpos x 'Chenault'	Coralberry, Chenault	5 Gal.	
12	GLS	Rhus aromatica, 'Gro-low'	Gro-low Fragrant Sumac	5 Gal.	LW
29	GRB	Berberis thunbergii	Barberry, Green	5 Gal.	
24	ISD	Cornus sericea 'Isanti'	Dogwood, Isanti	5 Gal.	
21	KNO	Rosa 'Radrazz'	Knock Out Rose	5 Gal.	LW
21	MOC	Philadelphus virginalis 'Minnedsota Dwarf Snowflake'	Mockorange, dwarf minnesota	5 Gal.	
30	NSW	Physocarpus opulifolius 'Seward'	Ninebark, Summer Wine	5 Gal.	
2	VIB	Viburnum dentatum 'Christom'	Viburnum, Blue Muffin	5 Gal.	LW
		EVERGREEN SHRUBS			
28	HHJ	Juniperus Horizontalis	Hughes Juniper	5 Gal.	LW
6	HOL	Juniperus Chinensis 'Holbert'	Holbert Juniper	5 Gal.	LW
6	MSL	Pinus mugo 'Slowmound'	Mugo Pine Slowmound	5 Gal.	LW
		PERENNIALS / ORNAMENTAL GRASSES GROUNDCOVER			
10	DDR	Hemerocallis 'Little Business'	Daylily, Little Business Dwarf	1 Gal.	LW
64	LWO	Persicaria affinis	Polygonum, Himalayan Border Jewell	1 Gal.	LW
6	ROC	Lychnis coronaria	Rose campion	1 Gal.	
16	RAT	Ratibida columnifera	Coneflower, Prairie Yellow	1 Gal.	
31	BAG	Helictotrichon sempervirens	Blue Avena Grass	1 Gal.	LW

LANDSCAPE MATERIALS

Rock Mulch: 3" Layer of 1.5" - 3" Dia. Grey Granite Over Permeable Landscape Fabric
Edger 1/8"x4" Steel Edge
Wood Mulch - Wood Fiber Mulch

Low Grow Foothills Seed Mix - Per Arkansas Valley Seed Specification:
Irrigated: 40 lbs/acre

20% [illegible] Blue Grama
25% Dwarf Perennial Ryegrass
10% Chewings Fescue
5% Reubens' Canada Bluegrass

Legend

- EXISTING DECIDUOUS TREES
- DECIDUOUS TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- TREE MITIGATION
- EX. TREE TO BE REMOVED
- DECIDUOUS & EVERGREEN SHRUBS
- PERENNIALS & ORNAMENTAL GRASSES
- 1/8" X 4" X 10' STEEL EDGER
- SOD
- NATIVE SEED
- G — EXISTING BOULDERS, VARYING SIZES

Site Data

	127,677 SF 2.93 AC	
Total Site Area:	Area-SF	%
Building Area:	14,674 SF	11%
Existing Building:	6,736 SF	
Building Addition:	7,914 SF	
Hard Surface Area:	42,459 SF	33%
% of landscape for Parking Lot:	2,636	4%
Landscape Area:	70,543	56%
% of cool season grasses provided:	44,366	35%
% of Turf provided:	6332	4%
Total Turf & Seed:	50,698	40%

I, Shirley A. Thornhill, owner, or designated agent thereof, shall complete the landscape improvements shown on this plan. Maintenance of the landscape improvements shall comply with Title 10, Chapter 5 of the Littleton City Code. It is hereby acknowledged that maintenance of the landscape improvements is not personal to the developer, but runs with the land and shall be the responsibility of all current and future owners/occupants.

Shirley A. Thornhill 10/29/07
OWNER DATE

Notes:

1. ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT.
2. CALL BEFORE YOU DIG: 1-800-922-1987.
3. ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE OWNER'S REPRESENTATIVE.
4. STEEL EDGER SHALL BE PROVIDED AROUND ALL PLANTING BEDS ADJACENT TO TURF AREAS. STEEL EDGER SHALL BE GALVANIZED WITH ROLLED EDGE, 14 GAUGE X 4" DEEP SECURED BY PINS AT LEAST EVERY 5 FEET.
5. ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH A.A.N. SPECIFICATIONS FOR NUMBER ONE GRADE.
6. ALL TREES TO BE BALLED AND BURLAPPED. ALL SHRUBS TO BE CONTAINER.
7. ALL SHRUB AND SOD AREAS SHALL RECEIVE THE FOLLOWING SOIL AMENDMENTS PER 1000 S.F.: 3 CUBIC YARDS OF SUPREME ORGANICS COMPOST (50% COW MANURE, 50% WOOD FINES) PLUS 15 LBS. OF 20-10-5 COMMERCIAL FERTILIZER. ROTOTILL TO A MINIMUM OF 8". THIS EQUALS 1-5/8" DEPTH SPREAD OVER THE LANDSCAPE AREA SURFACE - PRIOR TO TILLING.
8. ALL TREES AND PLANTING BEDS TO BE MULCHED WITH 4" DEPTH OF FIBER WOOD MULCH WITH LANDSCAPE FABRIC.
9. PLANT QUANTITIES TO BE BASED ON CONTRACTOR'S ESTIMATE ACCORDING TO PLANS, SUBJECT TO APPROVAL BY OWNER'S REPRESENTATIVE.
10. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
11. AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED TO IRRIGATE ALL NEW PLANTING. DRIP LINES TO BE INSTALLED UNDER LANDSCAPE FABRIC. ALL TURF AREAS TO BE SPRAY IRRIGATED. NATIVE SEED IRRIGATION
12. ZONE WATERING MAY BE REDUCED AFTER ESTABLISHMENT.
13. SOD TO BE 'REVEILLE' SOD FROM GRAFFS TURF FARM, 800-280-8873, AND INSTALLED WITHIN 36 HRS. OF CUTTING.
14. GRAPHIC SYMBOLS PRESIDE OVER WRITTEN PLANT QUANTITIES.
15. PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL BY OWNER'S REPRESENTATIVE.
16. PLANTING PITS SHALL BE EXCAVATED TO A MINIMUM OF TWICE THE WIDTH OF THE ROOTBALL. DO NOT DISTURB SOIL AT THE BOTTOM OF PIT BUT SCARIFY SIDES TO PREVENT DEHYDRATION.
17. AFTER PLANTING, ALL PLANTS SHOULD REST WITH THEIR ROOT COLLARS SLIGHTLY HIGHER THAN FINISH GRADE. (1.5" HIGHER FOR SHRUBS, 3" HIGHER FOR TREES. TREES TO HAVE 3 FT. DIA. RING WITHOUT SOD AROUND ROOT COLLAR AND SHRUBS TO HAVE A 1.5'-2' RING.
18. PLANTS SHOULD BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING. ALLOW WATER TO SOAK DOWN AND FILL REMAINDER OF HOLE WITH LOOSE SOIL WITHOUT FURTHER PACKING. A MOUND OF SOIL SHALL BE FORMED AROUND THE EDGE OF EACH TREE PIT TO FORM A SHALLOW SAUCER.
19. REMOVE ALL OVERGROWN EXISTING JUNIPERS AT FOUNDATION WITH THE EXCEPTION OF THE 5 ON THE EAST ELEVATION.
20. FOR NATIVE SEED APPLICATION, APPLY SEED WITH A DRILL SEEDER. INSTALL SEED EVENLY BY SOWING ONE-HALF OF THE SPECIFIED RATE IN EACH OF TWO DIRECTIONS, AT RIGHT ANGLES TO EACH OTHER. IF BROADCAST SEEDING AREAS NOT ACCESSIBLE TO A DRILL, RAKE OR DRAG SURFACE OF SOIL LIGHTLY TO INCORPORATE SEED INTO TOP 1/8" OF SOIL. SOW NOT LESS THAN THE QUANTITY OF SEED SPECIFIED. UPON COMPLETION OF SEEDING, MECHANICALLY SPREAD AND CRIMP WEED FREE STRAW MULCH OVER ALL AREAS AT A RATE OF 2 TONS PER ACRE.
21. FOR THE PROTECTION OF EXISTING TREES, CONTRACTOR SHALL PROTECT ALL EXISTING TREES TO REMAIN ON THE SITE FROM ANY DAMAGE TO TRUNK BRANCHES OR ROOTS. TREES LOCATED WITHIN PERIMETER CONSTRUCTION, FENCING SHALL BE PROTECTED WITH PLASTIC MESH CONSTRUCTION FENCING SECURED TO STEEL T-POSTS, PLACED AT A MINIMUM OF 10 FEET FROM THE TREE TRUNKS. THIS FENCING IS TO BE KEPT IN PLACE FOR THE DURATION OF THE PROJECT. NO MATERIAL STORAGE OR VEHICLE ACCESS WILL BE ALLOWED WITHIN THIS PROTECTION ZONE.

352-5 6 of 10

6			
5			
4			
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2			
1	09-10-07		
	DATE	REVISION DESCRIPTION	

PATH:
PLOTTED BY:
PLOT DATE:
XREFS:

WALCZAK DESIGN
743 W. SIXTH AVENUE
DENVER, CO. 80209
303.946.0809
303.534.1118 FAX

Drawing Name	ALW		
Job Number	CS54-0001		
Prepared For	KIEWIT WESTERN CO.	Designer ALW	Drafter ALW	Checked ALW

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8201 Southpark Lane, Unit 200
Littleton, CO 80120 (303) 730-0434
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Municipal Engineering Development Master Planning

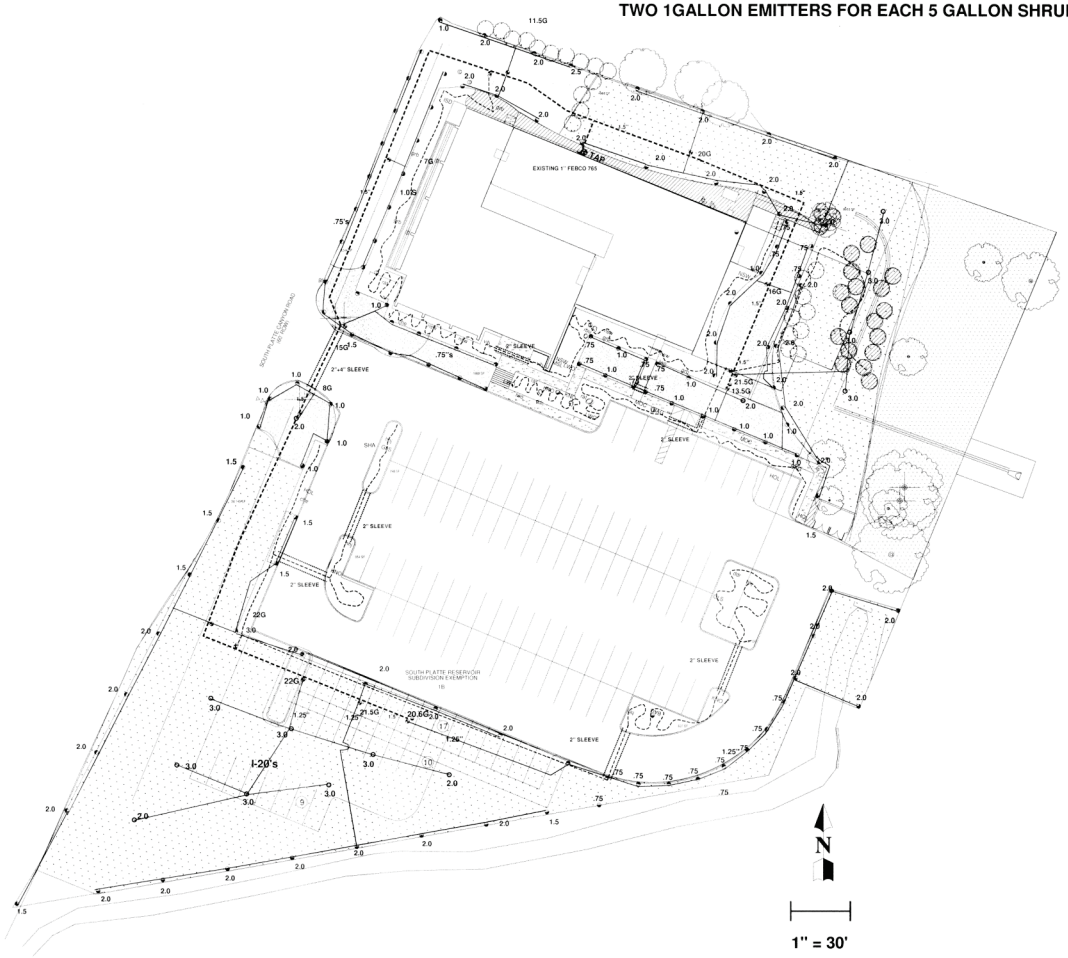
KIEWIT WESTERN CO
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN

Sheet L1-5 of 10

Date 06.12.07

IRRIGATION NOTES

THE IRRIGATION SYSTEM UTILIZES A COMBINATION OF POPUP ROTOR HEADS AND DRIP SYSTEM. IRRIGATION WATER IS SUPPLIED BY AN EXISTING 1" WATER STUB. THE BACKFLOW PREVENTER SHALL BE OF THE REDUCED PRESSURE TYPE. MAINLINE SHALL BE DRAINABLE AND THE ENTIRE SYSTEM SHALL BE BLOWNOUT PRIOR TO WINTER TEMPERATURES. THE MAXIMUM ZONE SHALL NOT EXCEED 22 GALLONS PER MINUTE(GPM). SYSTEM IS DESIGNED FOR 60PSI STATIC PRESSURE. PRESSURE AND SUPPLY SHALL BE VERIFIED PRIOR TO START OF IRRIGATION CONSTRUCTION. REPORT ANY DISCREPANCY TO CONSULTANT PRIOR TO START.
SYSTEM SHALL UTILIZE A RAIN SENSOR TO OVERIDE AUTOMATIC SCHEDULING. DRIP SYSTEM SHALL BE SEPARATED BY EXPOSURE AND PLANT HYDROZONE TYPE. THE DRIP SYSTEM SHALL CONSIST OF ONE 1GPH EMITTER PER 1 GALLON SHRUB, TWO 1GALLON EMITTERS FOR EACH 5 GALLON SHRUB AND FOUR TO SIX 1 GPH EMITTERS FOR EACH TREE DEPENDING ON SIZE AND TYPE.



Irrigation

Quantity	Symbol	Description
80		HUNTER PGJ NOZZLE AS NOTED
54		HUNTER I-20 FOR SEED AREAS
1	B	FEBCO 825Y 1" BACKFLOW
3		RAINBIRD #44LVC QUICK COUPLER
1		HUNTER WIRELESS RAINCLICK
1	C	RAINBIRD ESP-16LX
12		Rain Bird 100-PEB
3		Rain Bird XCZ-075

General

Quantity	Symbol	Description
2300		DRIP 3/4" UV POLYETHYLENE
3251.71		LATERAL CLASS 200PVC OR 80LB NSF POLYETHYLENE 1" UNLESS NOTED
773.55		MAINLINE CLASS 200 PVC 1.5"
		SLEEVES CLASS 2OOPVC SIZE AS NOTED

351-6 6 of 10

6						
5						
4						
3						
2						
1	9-10-07	REVISION DESCRIPTION				
	DATE					

WATER ENGINEERING, INC
17897 W. 53RD DR.
GOLDEN, CO 80403
303-271-0026 303-618-6307
CARROLLEMAIL@AOL.COM

Drawing Name: IRRIGATION PLAN
Job Number:
Prepared For: KIEWIT WESTERN CO

Designer	Drafter	Checked
TC	TC	TC

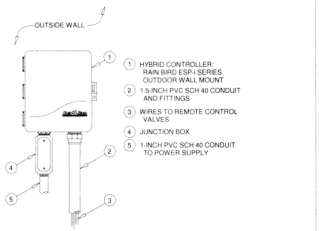
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SITE DEVELOPMENT PLAN
IRRIGATION PLAN

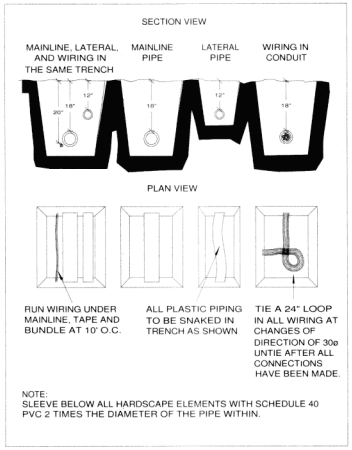
Sheet IR-1 6 of 10
Date 6-12-07

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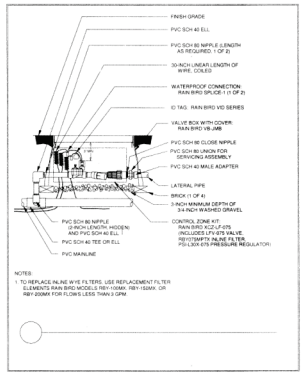
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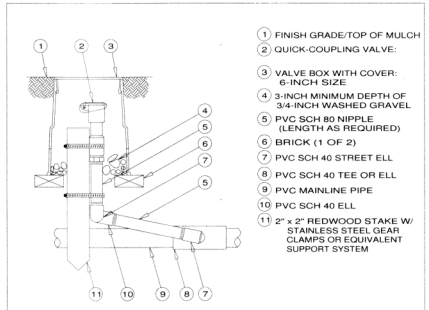


D HYBRID CONTROLLER

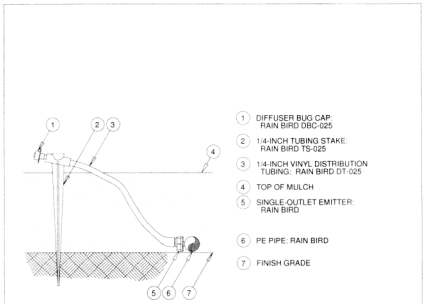


PIPE & WIRE TRENCHING

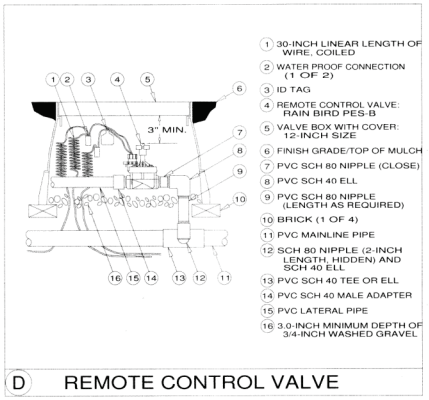




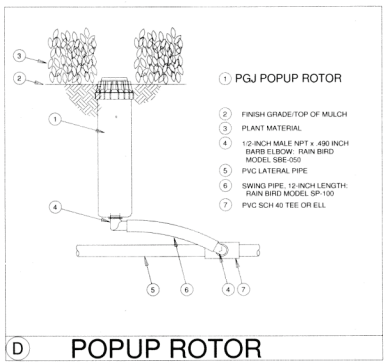
D QUICK-COUPLING VALVE



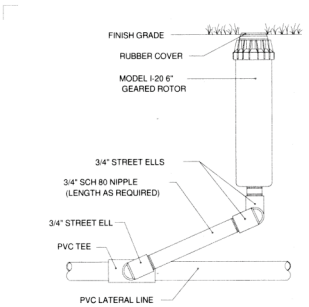
D EMITTER INTO XERI-TUBE



D REMOTE CONTROL VALVE



D POPUP ROTOR



Hunter I-20 6" GEAR DRIVE

NO SCALE INSTALLATION DETAIL

SWING

352-7 7 OF 10

PATH:
PLOTTED BY:
PLOT DATE:

NO.	REVISION DESCRIPTION	DATE
6		
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17897 W. 53RD DR.
GOLDEN, CO 80403
303-271-0026 303-618-6307
CARROLLEMAIL@AOL.COM

Drawing Name: IRRIGATION DETAILS
Job Number:
Prepared For: KIEWIT WESTERN CO

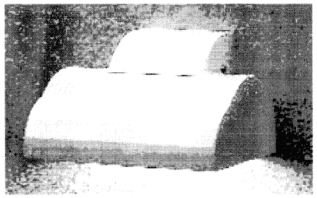
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TC	TC	TC

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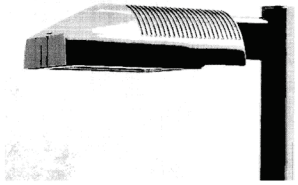
KIEWIT WESTERN CO
SITE DEVELOPMENT PLAN
IRRIGATION PLAN

Sheet IR-2 7 of 10

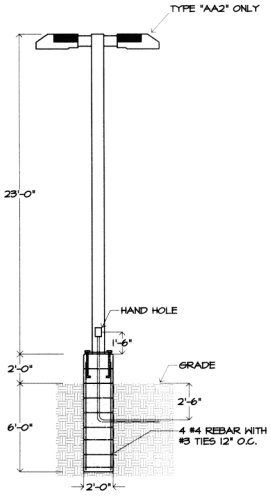
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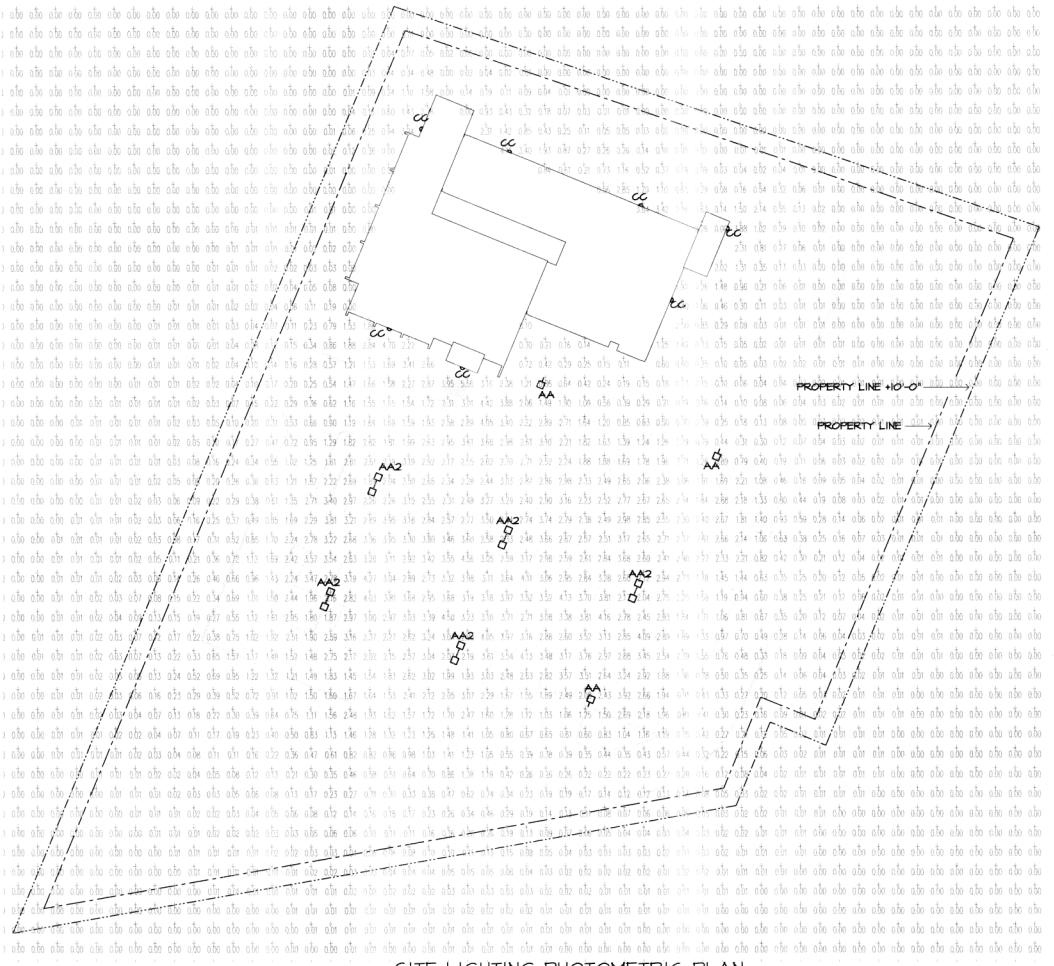
FIXTURE TYPE "C"



FIXTURE TYPES "AA" & "AA2"



POLE DETAIL
NOT TO SCALE



SITE LIGHTING PHOTOMETRIC PLAN
SCALE: 1/8" = 1'-0"

FIXTURE SCHEDULE

KEY	DESCRIPTION OF LUMINAIRE: DESCRIPTION	FINISH	MOUNTING INFORMATION	LUMINAIRE SPECIFICATIONS: MANUFACTURER	CATALOG NUMBER	LAMP	LUMENS
AA	POLE MOUNTED METAL HALIDE AREA LIGHT WITH TYPE III DISTRIBUTION WITH HOUSE SIDE SHIELD	DARK BRONZE	POLE	KIM	1A/AR4/250MH208/DB-P/HS	1-250W MH	23000
AA2	POLE MOUNTED METAL HALIDE AREA LIGHT WITH TYPE III DISTRIBUTION WITH HOUSE SIDE SHIELD	DARK BRONZE	POLE	KIM	2B/AR4/250MH208/DB-P/HS	2-250W MH	46000
BB	NOT USED						
CC	WALL MOUNTED METAL HALIDE AREA LIGHT WITH TYPE III DISTRIBUTION WITH HOUSE SIDE SHIELD	DARK BRONZE	WALL +10'-0"	KIM	WD14DB/10MH120/DB-P/HS	1-70W MH	6300

ALLOWABLE LUMENS 2.9311 ACRES X 200,000 LUMENS/ACRE 586,220

INSTALLED LUMENS 548,100

352-8 8 of 10

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XREFS:
PLOT DATE:

DATE	REVISION DESCRIPTION
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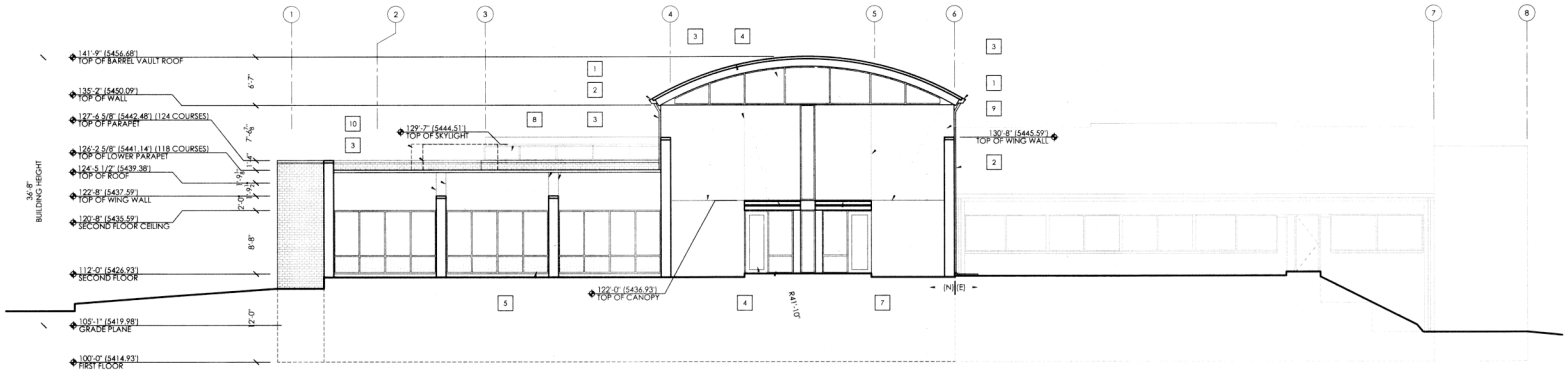
Kazin & Associates
Consulting Electrical Engineers
Est. 1964
Executive Park DTC
6033 S. Ulster St., Suite 160, Denver, Colorado 80237-4316
T (720) 489-1609 • Fax (720) 489-1611

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Prepared For: KIEWIT WESTERN CO.
Designer | Drafter | Checked

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KIEWIT WESTERN CO
SITE DEVELOPMENT PLAN
SITE PHOTOMETRIC PLAN

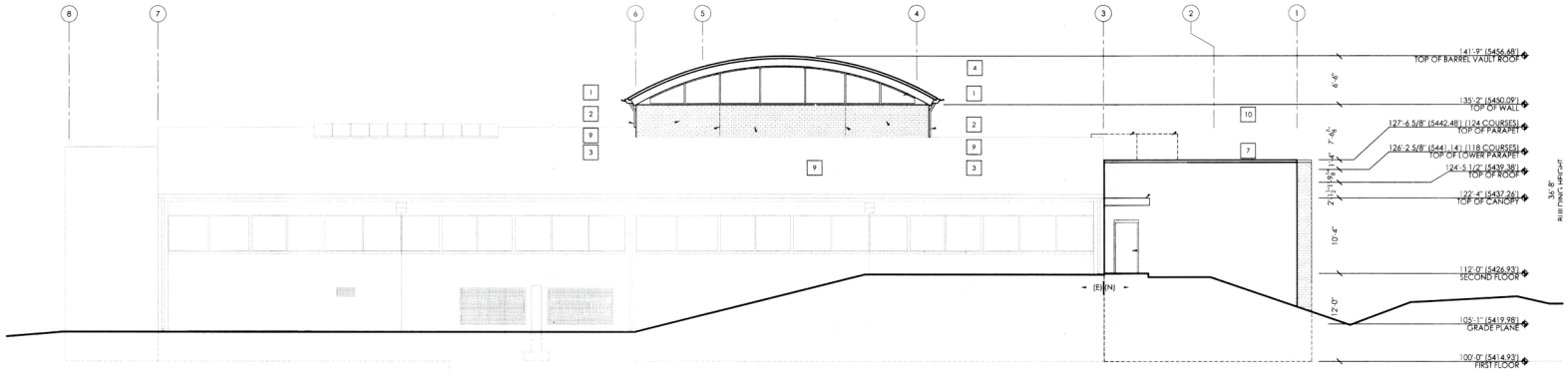
Sheet: P1-8 of 12
Date: 9.13.07



1 SOUTH BUILDING ELEVATION
1/8"=1'-0"

ELEVATION KEY NOTES:

1. METAL GUTTER, COLOR: COLONIAL RED
2. METAL DOWNSPOUT, COLOR: COLONIAL RED
3. EXPANSION JOINT, MATCH EXISTING MORTAR COLOR
4. WINDOW, FRAME: CLEAR ANODIZED ALUMINUM, GLASS: 1" SOLAR GRAY INSULATED PANELS (TO MATCH EXISTING), (TYPICAL FOR ALL WINDOWS ON SOUTH AND NORTH ELEVATION BELOW BARREL ROOF)
5. WINDOW, FRAME: CLEAR ANODIZED BRONZE, GLASS: 1" SOLAR GRAY INSULATED PANELS (TO MATCH EXISTING), (TYPICAL AT ALL WINDOWS EXCEPT WINDOWS ON SOUTH AND NORTH ELEVATION BELOW BARREL ROOF)
6. BRICK LEDGE
7. METAL PANEL CANOPY, CLEAR ANODIZED ALUMINUM FINISH
8. SKYLIGHT, FRAME: CLEAR ANODIZED BRONZE, GLASS: 1" SOLAR GRAY INSULATED PANELS
9. BRICK, ACME, COLOR: KO-KO BROWN, (TYPICAL)
10. MECHANICAL ROOF TOP UNIT
11. METAL ROOF, COLOR: COLONIAL RED



2 NORTH BUILDING ELEVATION
1/8"=1'-0"

352-9 Sht 10

PATH:
PLOTTED BY:
XREFS:
PLOT DATE:

DATE	REVISION DESCRIPTION

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3650 S. YOSEMITE, SUITE 402
DENVER, CO. 80237
303.770.1020
303.770.0922 FAX

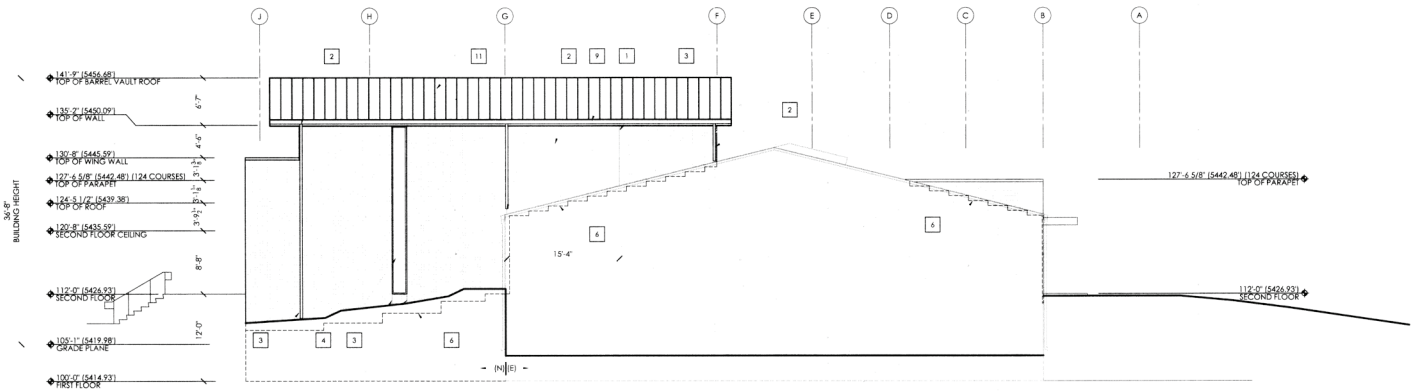
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Job Number	06359		
Prepared For	KIEWIT WESTERN CO.	Designer	Drafter	Checked

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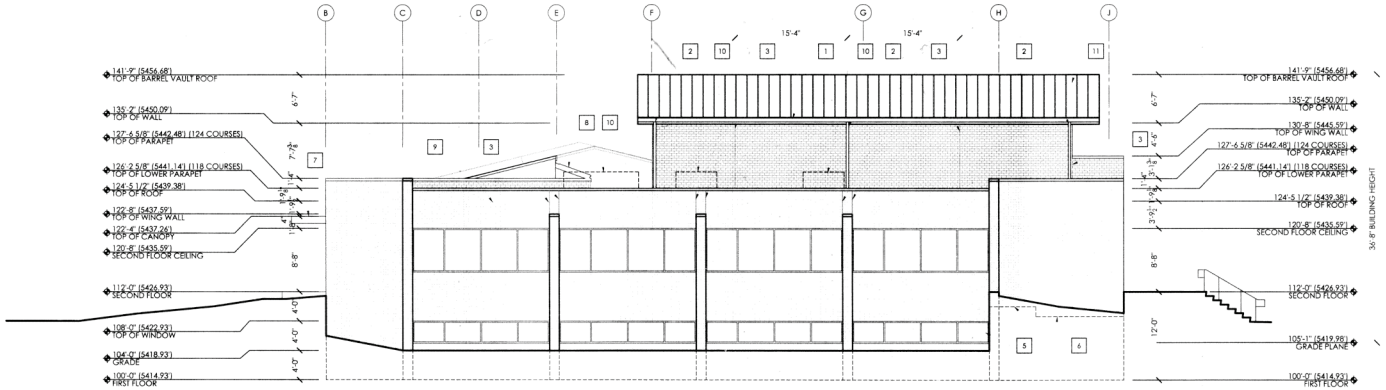
KIEWIT WESTERN CO
SITE DEVELOPMENT PLAN
BUILDING ELEVATIONS

Sheet A3-11 of 10

Date 09.10.2007



1 EAST BUILDING ELEVATION
1/8"=1'-0"



2 WEST BUILDING ELEVATION
1/8"=1'-0"

ELEVATION KEY NOTES:

1. METAL GUTTER, COLOR: COLONIAL RED
2. METAL DOWNSPOUT, COLOR: COLONIAL RED
3. EXPANSION JOINT, MATCH EXISTING MORTAR COLOR
4. WINDOW, FRAME: CLEAR ANODIZED ALUMINUM, GLASS: 1" SOLAR GRAY INSULATED PANELS (TO MATCH EXISTING), (TYPICAL FOR ALL WINDOWS ON SOUTH AND NORTH ELEVATION BELOW BARREL ROOF)
5. WINDOW, FRAME: CLEAR ANODIZED BRONZE, GLASS: 1" SOLAR GRAY INSULATED PANELS (TO MATCH EXISTING), (TYPICAL AT ALL WINDOWS EXCEPT WINDOWS ON SOUTH AND NORTH ELEVATION BELOW BARREL ROOF)
6. BRICK LEDGE
7. METAL PANEL CANOPY, CLEAR ANODIZED ALUMINUM FINISH
8. SKYLIGHT, FRAME: CLEAR ANODIZED BRONZE, GLASS: 1" SOLAR GRAY INSULATED PANELS
9. BRICK, ACME, COLOR: KO-KO BROWN, (TYPICAL)
10. MECHANICAL ROOF TOP UNIT
11. METAL ROOF, COLOR: COLONIAL RED

352-10 10.04.10

PATH:
PLOTTED BY:
XREFS
PLOT DATE:

DATE	REVISION DESCRIPTION

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3650 S. YOSEMITE, SUITE 402
DENVER, CO. 80237
303.770.1020
303.770.0922 FAX

Drawing Name:
Job Number: 06359
Prepared For: KIEWIT WESTERN CO.
Designer | Drafter | Checked

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KIEWIT WESTERN CO
SITE DEVELOPMENT PLAN
BUILDING ELEVATIONS

Sheet A4-12 of 10
Date 09.10.2007

Kimley»Horn

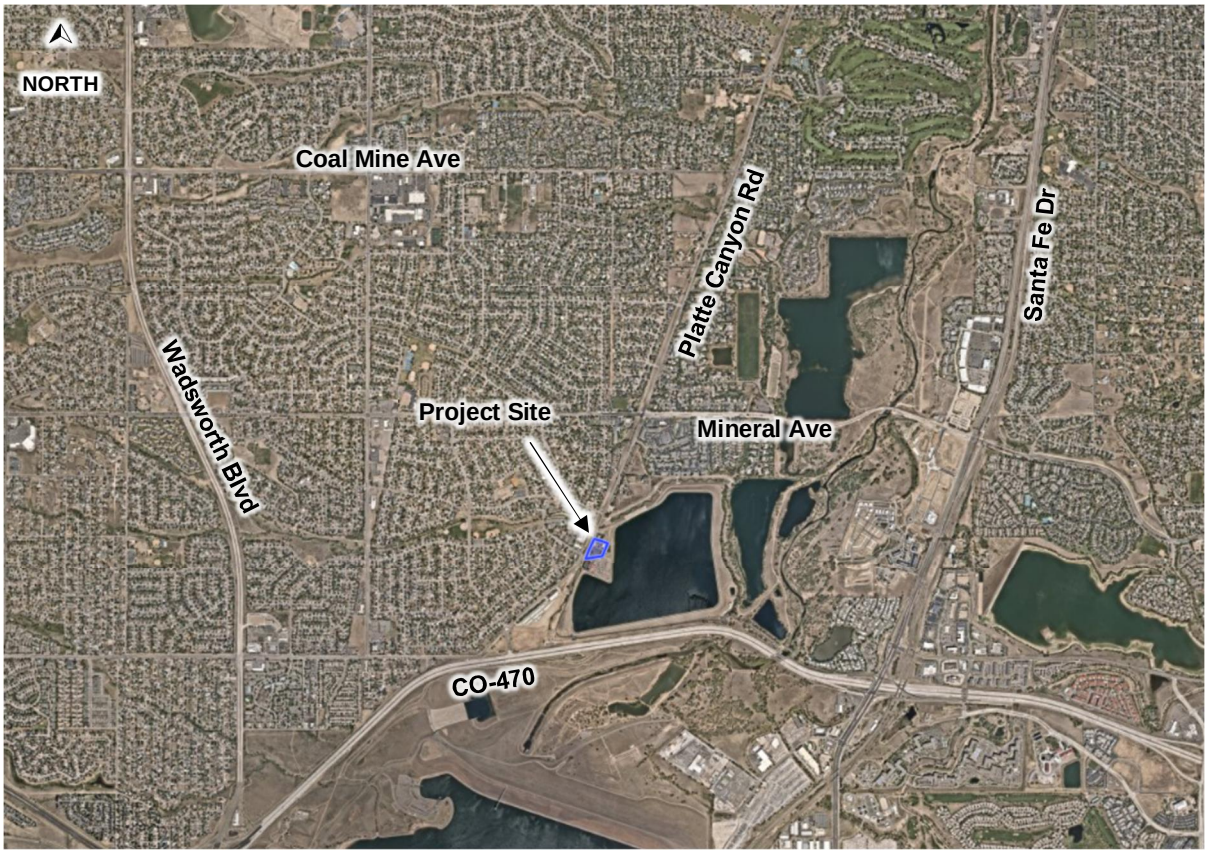
September 10, 2026

David Wayne Jones
Bear Valley Bible Institute
7926 S Platte Canyon Road
Littleton, Colorado 80128

Re: 7926 S Platte Canyon Rd
Trip Generation Letter
Littleton, Colorado

Dear Mr. Jones:

This letter documents the results of a trip generation comparison analysis for the proposed institute to the previous land use consisting of the Chatham Financial Office Building in Littleton, Colorado. The site is located on the northeast corner of the Depew Street and Platte Canyon Road intersection. A vicinity map is provided below and a site plan is attached.



Vicinity Map

The existing building operated as a 31,207 square foot office building. The new user is proposed to provide instructional spaces with a maximum of 120 occupants within the current building footprint. This site will operate similar to an office with students and faculty entering at 8am and departing at 3pm during the weekday.

The site is bounded by S Platte Canyon Road to the west, South Platte Reservoir to the east, Chatfield RV Storage lot directly south, and a car wash directly north. Primary access to the site will continue to be provided by the existing full movement access along S Platte Canyon Road. There is an existing two-way left turn lane along S Platte Canyon Road.

TRIP GENERATION

Site-generated traffic estimates are determined through a process known as trip generation. Rates and equations are applied to the proposed land use to estimate traffic generated by the development during a specific time interval. The acknowledged source for trip generation rates is the *Trip Generation Manual*[1] published by the Institute of Transportation Engineers (ITE). ITE has established trip rates in nationwide studies of similar land uses.

For this study, Kimley-Horn used the ITE Trip Generation Manual fitted curve equations that apply to General Office Building (ITE Land Use Code 710) for the previous user and will also be used for the proposed new user. While the proposed development will contain teaching spaces, the expected user travel patterns are anticipated to be similar to those of an office building. As a result, the General Office Building land use was the most appropriate for the new user. The following table summarizes the estimated trip generation comparison for traffic associated with new institute versus the previous user (calculations attached).

7926 S Platte Canyon Road Traffic Generation Comparison

Land Use and Size	Weekday Vehicles Trips						
	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Previous Land Uses							
General Office Building (ITE 710) 31,207 Square Feet	402	48	7	55	10	52	62
Proposed Land Uses							
General Office Building (ITE 710) 120 Students	414	51	8	59	10	44	54
Net Difference in Trips	**+12**	**+3**	**+1**	**+4**	**+0**	**-8**	**-8**

As shown in the table and based on ITE Trip Generation calculations, the new user at 7926 S Platte Canyon Rd is expected to generate approximately 414 weekday daily trips, with 59 of these trips occurring during the morning peak hour and 54 of these trips occurring during the afternoon peak hour. As stated previously, the dismissal will occur at 3pm and therefore, the afternoon peak hour trips reported are likely overconservative. The current development area generated approximately 402 weekday daily trips, with 55 of these trips occurring

1 Institute of Transportation Engineers, *Trip Generation Manual*, Twelfth Edition, Washington DC, 2025.

during the morning peak hour and 62 of these trips occurring during the afternoon peak hour. Based on this analysis, the proposed user is anticipated to generate approximately 12 additional weekday daily trips, with four (4) additional trips during the morning peak hour and eight (8) fewer trips during the afternoon peak hour when compared to the previous office user. Therefore, the traffic anticipated to be generated by the proposed institute compared to the previous user will still be accommodated by the surrounding roadway network.

CONCLUSIONS

Based on the traffic analysis presented in this report, Kimley-Horn and Associates, Inc. believes that the 7926 S Platte Canyon Rd new user will be successfully incorporated into the existing and future roadway network. Based on this analysis, the proposed institute is anticipated to generate approximately 12 additional weekday daily trips, with four (4) additional trips during the morning peak hour and eight (8) fewer trips during the afternoon peak hour when compared to the previous office user. Therefore, the traffic anticipated to be generated by the new user program compared to the previous user will still be accommodated by the surrounding roadway network.

If you have any questions or require anything further, please feel free to call me at (720) 738-3435.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Mary Gormley, PE, PTOE, RSP_1
Traffic Engineer

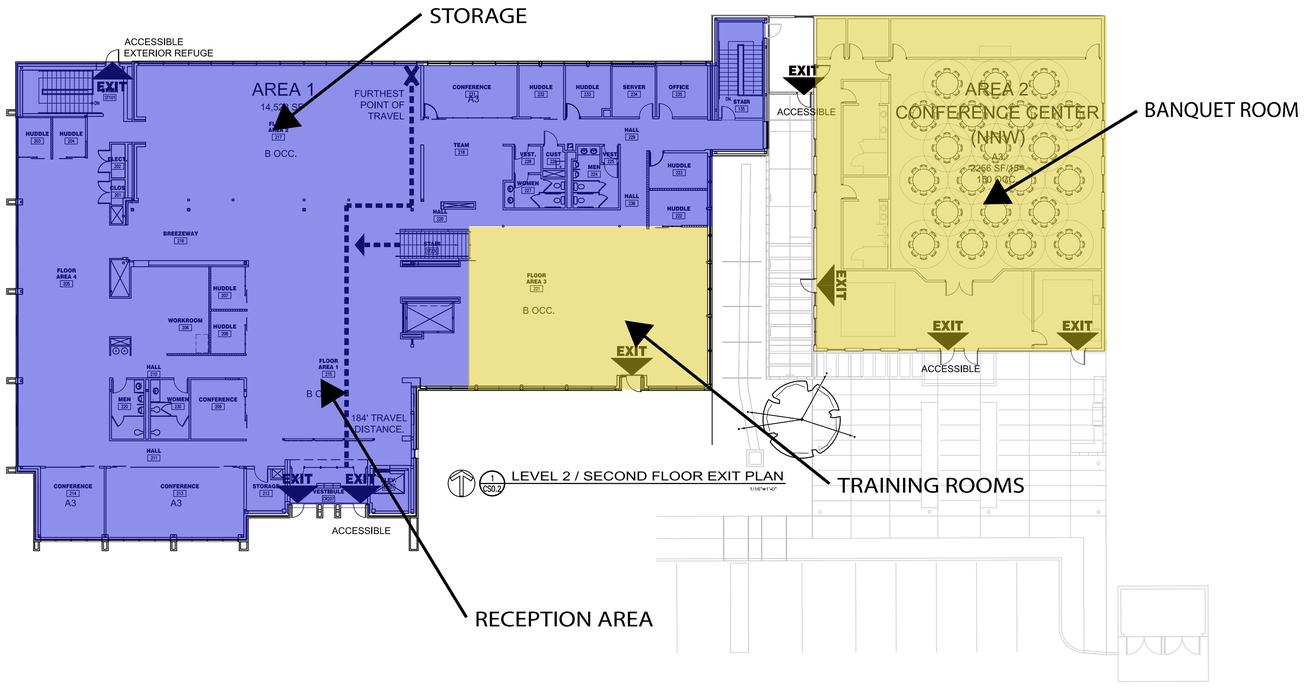


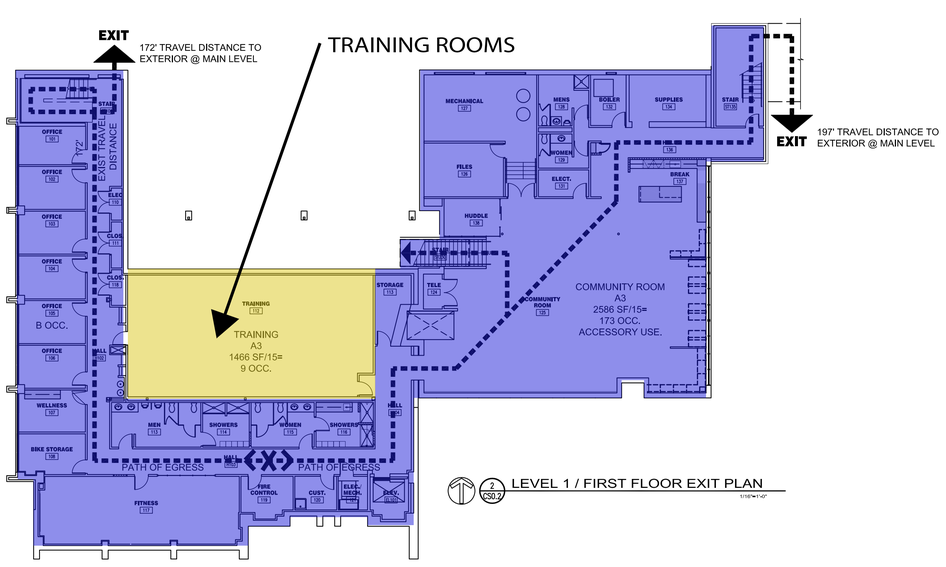
Kimley»Horn

Conceptual Site Plan

kimley-horn.com | 6200 South Syracuse Way Suite 300, Greenwood Village, CO 80111 | 303 228 2300

PROPOSED REMODEL





BUSINESS

ASSEMBLY

BLACK + MOTAL
ARCHITECTURE AND URBAN DESIGN

Trip Generation Worksheet

Existing Daily Trip Generation Calculations

	TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		BASELINE TRIPS		
	Land Use + Code	Source	Scale	ITE Unit	Equation/Rate	Entering %	Exiting %	In	Out	Total
1	(710) General Office Building	ITE 12th Ed	31.2	KSF	T = 6.18(X) + 207.96	50%	50%	201	200	401

Proposed Daily Trip Generation Calculations

	TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		BASELINE TRIPS		
	Land Use + Code	Source	Scale	ITE Unit	Equation/Rate	Entering %	Exiting %	In	Out	Total
1	(710) General Office Building	ITE 12th Ed	120	EMP	T = 3.44(X)	50%	50%	207	206	413

Existing AM Peak Hour Trip Generation Calculations

	TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		BASELINE TRIPS		
	Land Use + Code	Source	Scale	ITE Unit	Equation/Rate	Entering %	Exiting %	In	Out	Total
1	(710) General Office Building	ITE 12th Ed	31.2	KSF	T = 1.12(X) + 19.95	88%	12%	48	7	55

Proposed AM Peak Hour Trip Generation Calculations

	TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		BASELINE TRIPS		
	Land Use + Code	Source	Scale	ITE Unit	Equation/Rate	Entering %	Exiting %	In	Out	Total
1	(710) General Office Building	ITE 12th Ed	120	EMP	T = 0.49(X)	86%	14%	51	8	59

Existing PM Peak Hour Trip Generation Calculations

	TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		BASELINE TRIPS		
	Land Use + Code	Source	Scale	ITE Unit	Equation/Rate	Entering %	Exiting %	In	Out	Total
1	(710) General Office Building	ITE 12th Ed	31.2	KSF	T = 0.99(X) + 31.14	16%	84%	10	52	62

Proposed PM Peak Hour Trip Generation Calculations

	TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		BASELINE TRIPS		
	Land Use + Code	Source	Scale	ITE Unit	Equation/Rate	Entering %	Exiting %	In	Out	Total
1	(710) General Office Building	ITE 12th Ed	120	EMP	T = 0.45(X)	18%	82%	10	44	54

ECONOMIC IMPACT ANALYSIS MEMORANDUM

Property: 7926 S. Platte Canyon Road, Littleton, Colorado 80128
Proposed Owner/User: Bear Valley Bible Institute
Subject: Anticipated Local Economic Impact of Property Acquisition and Use
Date: August 31, 2026

Purpose

This memorandum provides an overview of the anticipated economic impact associated with Bear Valley Bible Institute's purchase and occupancy of the property located at 7926 S. Platte Canyon Road, Littleton, Colorado.

The acquisition will establish the property as the primary training and administrative facility for Bear Valley Bible Institute. In addition to providing a long-term home for the Institute, we anticipate that our presence will produce a positive and recurring economic impact on the surrounding Littleton community through employment, housing, retail purchases, dining, transportation, property services, and other local expenditures.

Facility Usage and Projected Growth

Upon occupancy, Bear Valley Bible Institute anticipates that approximately 70 students, faculty, staff, and other personnel will regularly use the facility Monday through Friday during normal business hours.

We also anticipate significant growth in the coming years. Based upon the Institute's current trajectory and long-term plans, we project that the number of individuals regularly associated with and using the Littleton facility could increase to approximately 150 people within the next five years.

This represents a potential increase of more than 100 percent in the facility's regular weekday population.

The nature of our operations means that these individuals will not simply travel to the property and leave the community without additional economic activity. Students, employees, faculty, visitors, and their families will create ongoing demand for goods and services within the immediate area.

Local Housing Impact

An important component of the Institute's economic impact will be its contribution to the local residential rental market.

Bear Valley Bible Institute does not plan to provide overnight accommodations or residential housing at the 7926 S. Platte Canyon Road property. Instead, the Institute intends to utilize and encourage the use of rental homes, apartments, and other appropriate residential properties located within approximately five miles of the facility.

As enrollment and staffing increase, we anticipate a corresponding increase in the number of individuals and families seeking housing near the facility. This will result in recurring rental expenditures within the surrounding community and provide economic benefits to apartment communities, individual property owners, property-management companies, maintenance providers, and other housing-related businesses.

Our preference for nearby housing will also allow students and employees to live close to the facility and become active participants in the surrounding Littleton community.

Local Retail and Restaurant Impact

The Institute also expects its daily operations to generate recurring spending at businesses in the immediate area.

With approximately 70 people initially using the facility each weekday - and a projected increase to approximately 150 within five years - students, faculty, staff, visitors, and their families can reasonably be expected to patronize local restaurants, coffee shops, grocery stores, retail establishments, fuel stations, pharmacies, and other service providers.

These expenditures will occur throughout the year and will be especially concentrated within the area surrounding the S. Platte Canyon Road property.

In addition to individual spending, Bear Valley Bible Institute anticipates using local vendors and businesses whenever practical for institutional needs such as food and catering, office supplies, maintenance, repairs, landscaping, cleaning, building services, technology, and other operational expenditures.

Visitors and Special Events

The facility will also periodically attract individuals who are not part of the Institute's regular weekday population. Guest instructors, prospective students and their families, alumni, supporters, congregational representatives, and other visitors will travel to Littleton in connection with the Institute.

These visitors have the potential to generate additional economic activity through restaurants, retail purchases, transportation, and other local services.

As the Institute grows, we anticipate that this secondary economic impact will grow as well.

Long-Term Economic Benefit

The purchase of 7926 S. Platte Canyon Road represents a substantial long-term investment by Bear Valley Bible Institute in the Littleton community. Rather than a short-term or temporary use, the Institute intends for this property to serve as its permanent institutional home.

The anticipated economic benefits include:

- Approximately 70 regular weekday facility users initially, increasing to approximately 150 within five years.
- Increased demand for rental homes and apartments within approximately five miles of the property.
- Recurring spending at Littleton-area restaurants, grocery stores, retail establishments, fuel stations, and service businesses.
- Institutional expenditures with local vendors, contractors, maintenance providers, and service companies.
- Additional economic activity generated by visiting instructors, prospective students, families, alumni, supporters, and other guests.
- Long-term occupancy and investment in a substantial existing commercial property.

Conclusion

Bear Valley Bible Institute believes its acquisition of 7926 S. Platte Canyon Road will provide benefits extending well beyond the Institute itself.

Our regular weekday population of approximately 70 people will create immediate economic activity in the surrounding community. As that population grows toward an anticipated 150 people within the next five years, the associated demand for housing, restaurants, retail goods, professional services, and other local businesses should increase accordingly.

Because the Institute will not provide residential accommodations on the property, students, employees, and others needing housing will utilize homes and apartments in the surrounding area. Likewise, the daily presence of students, faculty, staff, families, and visitors will create recurring opportunities for local restaurants, retailers, service providers, and other businesses.

For these reasons, Bear Valley Bible Institute anticipates that the acquisition and long-term use of 7926 S. Platte Canyon Road will represent a positive, sustainable economic contribution to Littleton and the surrounding community.

BEAR VALLEY BIBLE INSTITUTE ADAPTIVE REUSE

PC RESOLUTION 09-2026

MASTER DEVELOPMENT PLAN MDP - CONCEPTUAL

Teri Whitmore, AICP, PMP
Senior Planner

NOVEMBER 9, 2026

Littleton Colorado



AGENDA OVERVIEW

Purpose

Background

Conceptual Plan Details

Analysis and Recommendation

Littleton

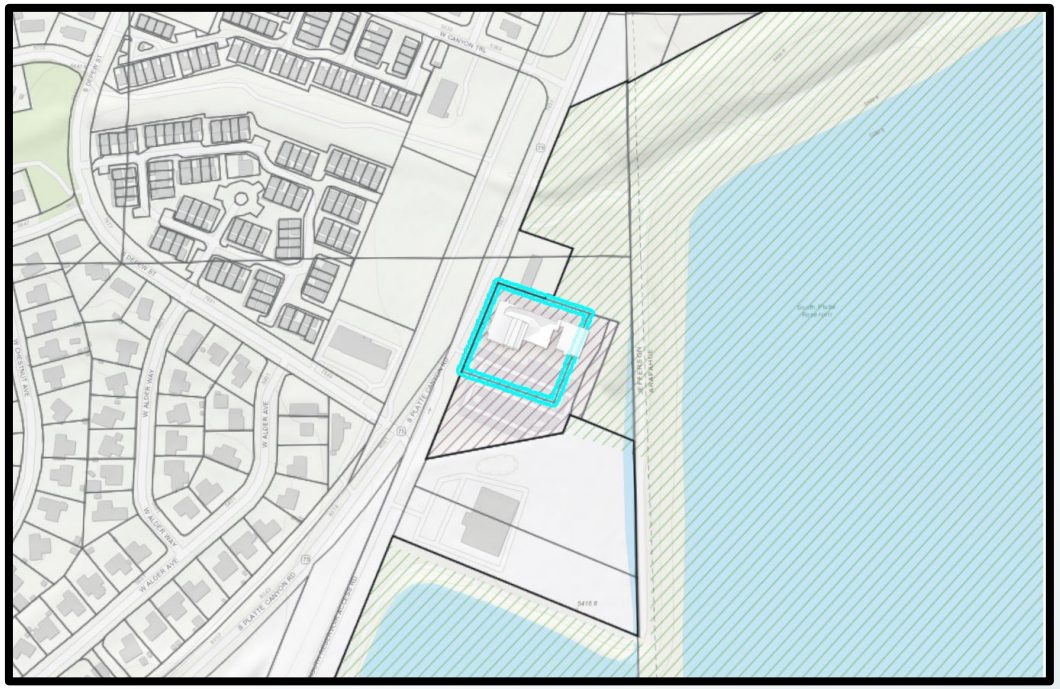
PURPOSE

- Applicant requests approval of a Master Development Plan -Conceptual
  - Allows for an Adapative Reuse of a former corporate headquarters, with interior-only renovations only of a single level event center and a two-story, partially below grade office building
  - Removes the Planned Development Overlay (PD-O) land use limitations
  - Requires adherence to the applicable Business Center (BC) zoning district standards
- Decision based on four (4) decision criteria and nine (9) general MDP content areas (Section 10-9-5.7)

Littleton

BACKGROUND

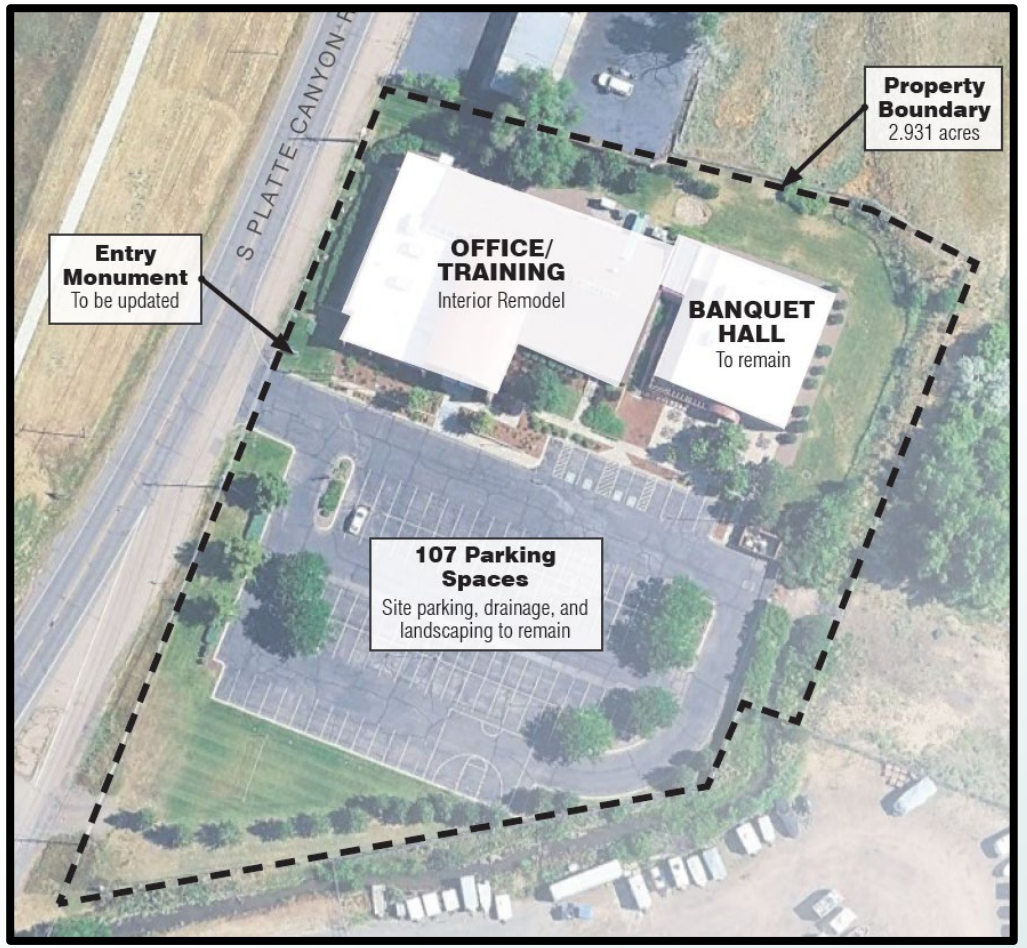
- 2.93 - Acre Site
- Site of the Former Kiewit Corporate Headquarters Campus
- The Site is currently Vacant with Parking, adjacent to the South Platte Reservoir



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APPLICATION DETAILS

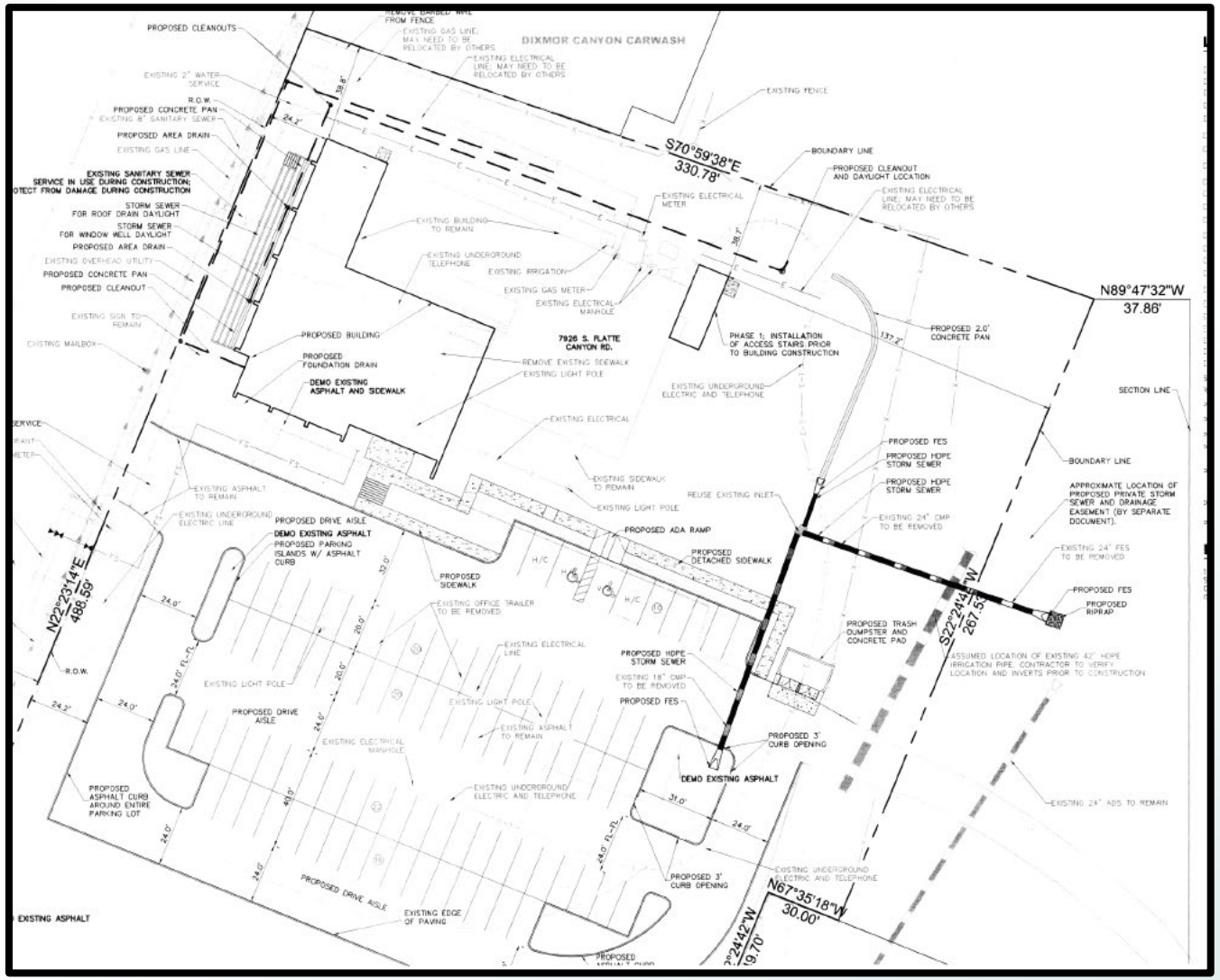
- Type: MDP-Conceptual
- Plan Set: 16 Pages
- Office, Training Facility, and a Banquet Hall
- Adaptive Reuse Plan: Interior Renovations ONLY
- Site is Currently Vacant



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CIRCULATION PLAN

- All Site Circulation Provided with the 2007 Approval - Under the Planned Development Overlay Standards
- Approved Circulation from the Parking Lot to the Building Remain
- The 2007 Site Plan Committed to Provide a Detached Sidewalk at its Frontage when S. Platte Canyon Rd. is Improved



Littleton

TRAFFIC OVERVIEW

S. Platte Canyon Rd./State Highway 75 in this area is under Colorado Department of Transportation (CDOT) Jurisdiction



Route	Length	Highway Designation
075B	3.347	State Highway

Project Site

S. Platte Canyon Road

S. Platte Canyon Road is identified as an existing arterial in Littleton's Transportation Master Plan.

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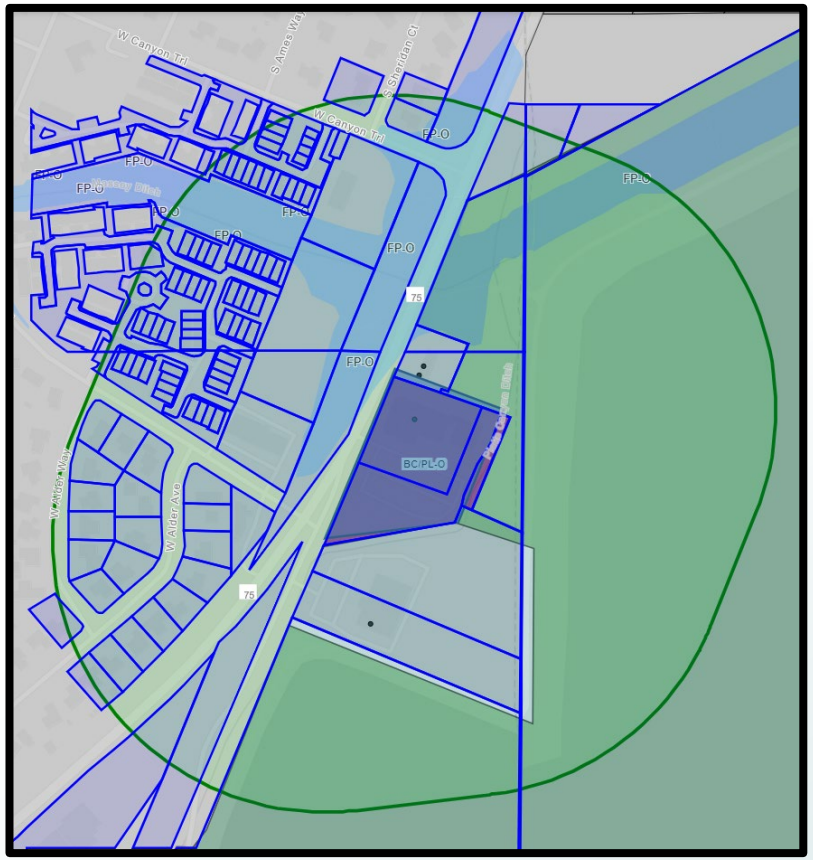
EXISTING BUILDING ARCHITECTURE



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NEIGHBORHOOD OUTREACH

- Applicant Held Two Virtual Neighborhood Meetings on August 31st and October 27th 2026
- Three (3) Community Members Attended on August 31st and One (1) Attended on October 27th
- Notified Residents Within 700 ft.
- 102 Postcards Sent, Notice Signs Posted, Newspaper Notice, City Postings
- Attendees had Questions on the Reuse, Traffic Generation, and Pedestrian Crossings



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APPLICATION MATERIALS

- In Planning Commission Packet
  - Bear Valley Bible Institute Conceptual MDP Plan
  - Staff Report with City analysis
  - Proposed Resolution and Exhibits
  - Applicant's Neighborhood Meeting Summary
  - Traffic Generation Letter
  - Economic Development Memo
- Found on the Development Activity List (DAL)
  - Review Comments and Responses
  - Title Commitments
  - Will-Serve Letters

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STAFF ANALYSIS

Required MDP Content: Section 10-9-5.7	
Context	✓
Location, Scale, & Design	✓
Density	✓
Intensity	✓
Parking & Circulation	✓
Streets	✓
Common Open Space	✓
Environmental Protection	✓
Phases	✓

MDP Decision Criteria: Section 10-9-5.7	
Layout	✓
Quality Design	✓
Zoning District Conformance	✓
Natural Resources	✓

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STAFF ANALYSIS

- Development maintains the site's prior approval of building/street relationships
- Scale of the Development meets both the Planned Development Overlay (PD-O) and the Business Corridor (BC) Standards, Including Open Space and Accessibility
- Approved Layout and Design of the Approved 2007 Site Plan are Maintained with the Proposed Conceptual Master Development Plan for an Adaptive Reuse
- Prior Approved Pedestrian and Vehicular Circulation Safety is Maintained in the Proposal

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RECOMMENDATION

- Staff Recommends Approval of PC Resolution 09-2026 for the Conceptual MDP for the Bear Valley Bible Institute's Adaptive Reuse Project, located at 7926 S. Platte Canyon Rd.

Littleton