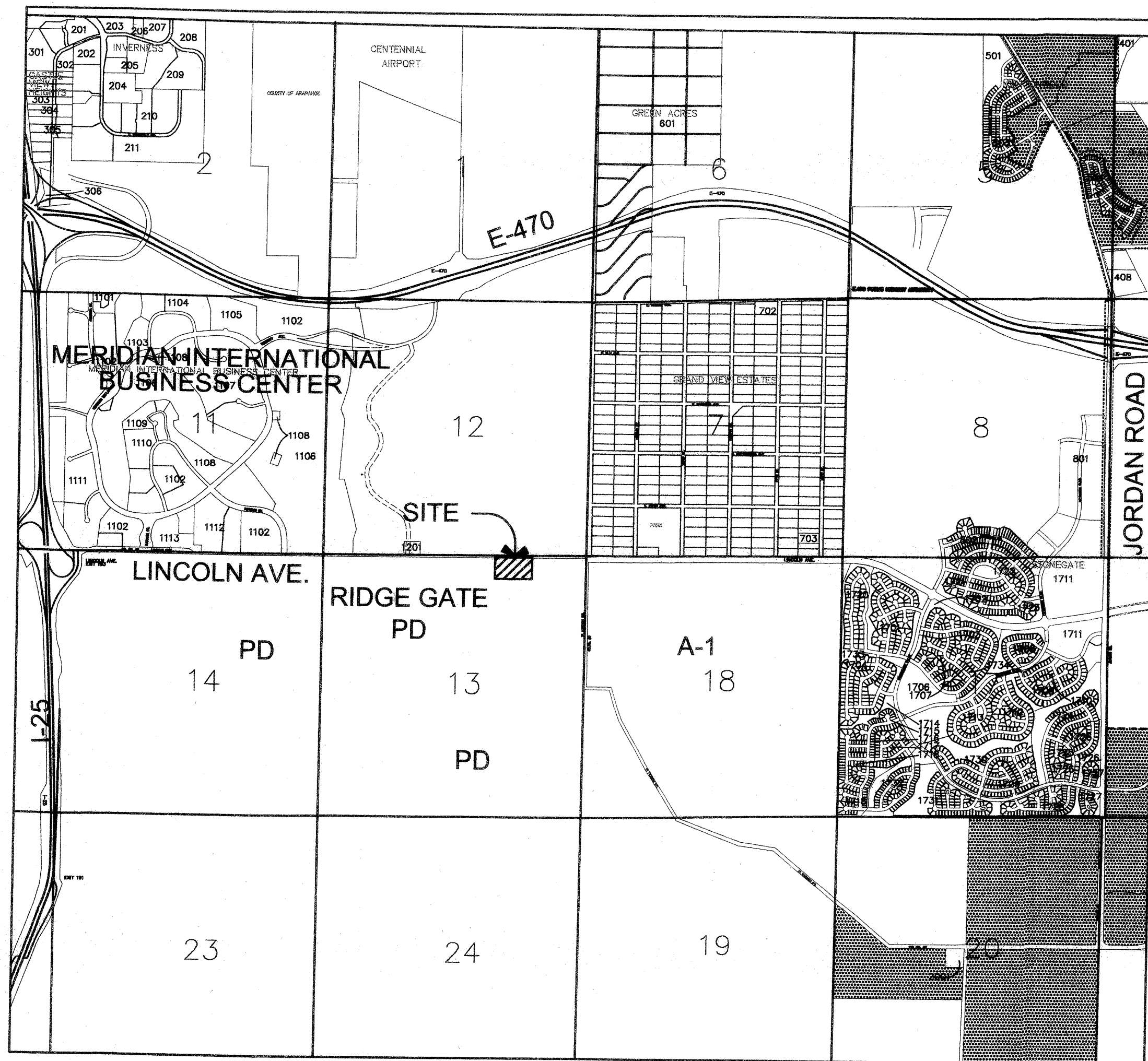
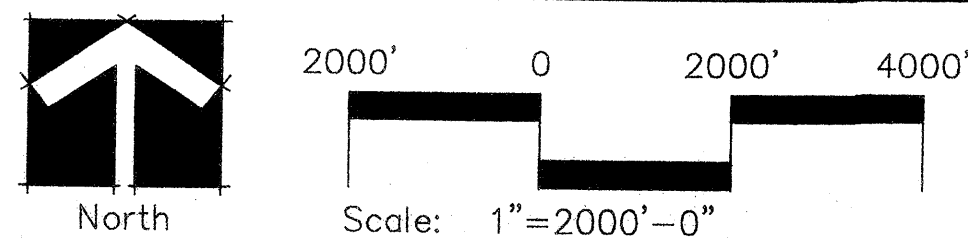


LINCOLN SELF STORAGE PD
 A PARCEL OF LAND BEING THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE
 NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 6 SOUTH,
 RANGE 67 WEST OF THE 6TH P.M.,
 CITY OF LONETREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 3.81 ACRES
 ZR02-32



Vicinity Map on Zoning Map



NOTE:

This Planned Development Plan was submitted and approved subject to an Annexation Agreement approved by the City Council of Lone Tree on July 1, 2003. The Annexation Agreement is located in Douglas County records, Reception #2003112043.

GENERAL PROVISIONS

Authority

This Development Plan is authorized by Section 15 - Planned Development District of the City of Lone Tree Zoning Ordinance adopted pursuant to the Colorado Planned Unit Development Act of 1972

Applicability

The provisions of the Development Plan shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Director or City Council.

Adoption

The adoption of this Development Plan shall evidence the findings and decision of the City of Lone Tree City Council that this Development Plan for the Lincoln Self Storage, PD is in general conformity with the City of Lone Tree Comprehensive Plan; is authorized by the provision of the Section 15 of the City of Lone Tree Zoning Ordinance; and that such Section 15 and this Development Plan comply with the Colorado Planned Unit Development Act of 1972, as amended.

Relationship to City Regulations

The provisions of this Development Plan shall prevail and govern the development of the Lincoln Self Storage, PD, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the City of Lone Tree Zoning Ordinance, as amended, or any other applicable ordinance or regulations of the City of Lone Tree, shall be applicable.

Enforcement

To further the mutual interest of the residents, occupants, and owners of the Planned Development and of the public in the preservation of the integrity of the Plan, the provisions of this Plan relating to the use of land and the location of common open space shall run in favor of the City of Lone Tree and shall be enforceable at law or in equity by the City within limitation on any power or regulation otherwise granted by law.

Conflict

Where there is more than one provision within the Development Plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern unless determined otherwise by the Director.

Maximum Level of Development

The actual density of dwellings approved by the City in the PD may be less than shown on the plan due to subdivision or site improvement plan requirements or other requirements of the City such as park/school land dedication. The total number of dwellings or density or the total commercial, business, or industrial intensity approved for development within the Planning Areas is the maximum development requested for platting or construction (plus approved density transfers, if any). The actual number of dwellings or level of development for commercial, business, or industrial properties may be less due to subdivision or site improvement plan requirements or other requirements of the City Council.

Project Tracking

At the time of each subdivision final plat, the applicant shall provide a summary of the development, to date, along with the final plat submittal to the Planning Division, in order to assure maximum development limits are not exceeded.

SHEET INDEX

GENERAL PROVISIONS/REQUIREMENTS PD 1
 DEVELOPMENT STANDARDS PD 2
 DEVELOPMENT PLAN PD 3

STATEMENT OF COMMITMENTS

The statement of commitments shall, in all cases, describe the development commitments including a method for assigning responsibility to heirs, successors, or assigns, and timing of the fulfillment of these commitments for the following:

(1) Dedication
 The Parties understand that the full-movement access point, which is expected to be the primary access point to the Property, may be relocated in the future, at no cost to the Owner, due to additional development on adjacent properties. Should such relocation occur, the City hereby agrees to maintain the current access as a minimum right-in/right-out access to the Property. The City shall assure that any relocation of the full-movement access point is not more than 800 feet from the eastern or western boundary of the Property and includes a roadway system that provides reasonably direct access to the Property.

(2) Reservation
 As part of the Lincoln Self Storage PD, and as indicated on the Development Plan, a fifteen foot (15') wide right-of-way reservation consisting of 0.227 acres, along the northern portion of the property, immediately adjacent to Lincoln Avenue, is to be dedicated to the City of Lone Tree upon request. The City shall not make such a request unless and until such time as traffic studies warrant the need for widening and expansion of Lincoln Avenue.

(3) On- or off-site improvements
 Provision shall be made for the construction of, or payment of fees for, community or off-site improvements through bonding, or the imposition of pro rata fees, or the withholding of the Certification of Occupancy until all improvements are completed as determined necessary and agreed to by all parties.

(4) Wildlife preservation plan
 No wildlife preservation plan was prepared for this development given that the subject site has been the location of a small residence with some ranching activity for many years and is not considered to be of significant value as open space or wildlife habitat.

(5) Wetlands/riparian preservation plan
 No known designated wetlands or significant riparian areas exist on site and, as such, no preservation plan was prepared for this development plan.

(6) Project phasing restrictions
 There are no phasing restrictions

(7) Fire Protection
 Fire protection will be provided in accordance with the approved Site Improvements Plan and the design criteria set forth by the Parker Fire Protection District.

(8) Payment of taxes on land to be dedicated for public use
 To be determined

(9) Other commitments imposed by Council:
 To be determined

OWNERSHIP CERTIFICATION

Name of landowner Fresh Start Properties LLC
Kim G. Hunt (Landowner/Manager)

I/we Land Title Guarantee Company, (one of the following: qualified title insurance company, title company, title attorney, or attorney at law), duly qualified, insured or licensed by the State of Colorado, do hereby certify that I/we have examined the title of all lands depicted and described hereon and the title to such land is owned in fee simple by Fresh Start Properties LLC at the time of this application.

Sandra P. Haubert
 Authorized Official - Notarized Signature
 Date 2/3/04
 State of Colorado, County of Douglas
 The foregoing instrument was acknowledged before me this day of Jan 29, 2004 by Fresh Start Properties LLC by Kim G. Hunt, Manager

SANDRA S. HAUBERT
 NOTARY PUBLIC
 STATE OF COLORADO
 My Commission Expires Oct. 20, 2004

CITY CERTIFICATION

The rezoning request to Planned Development has been reviewed and found to be complete and in accordance with the ~~the Council Ordinance or~~ Ordinance ZR02-32 dated JULY 1, 2003 approving the Planned Development and all applicable City Regulations.

Kim G. Hunt 2/3/04
 Mayor or City Council date
John W. Johnson 2/19/04
 Director date

CLERK AND RECORDER CERTIFICATION

State of Colorado)
 City of Lone Tree) ss.
 Douglas County)

I hereby certify that this Plan was filed in my office on this (day) 2/19 of (month), 2004, A.D. at 2:07 o'clock (a.m.) p.m., and was recorded per Reception No. 2004017410

Clerk and Recorder

SHEET TITLE:

Cover Sheet

SURVEYOR:
 Cottonwood Surveying & Associates, Inc.
 1792 Jansgrass Pl.
 Parker, Colorado 80134
 303.400.2912

ENGINEER:
 CPP Engineering
 9734 Westway Circle
 Highlands Ranch, CO 80129
 303.546.9126

LANDPLANNER:
 Landtitle, Inc.
 Don Paul
 1160 W. Berry Ave.
 Littleton, Colorado 80120
 303.794.3972

OWNER:
 Fresh Start Properties, LLC
 6770 S. Yosemite
 Littleton, Colorado 80111
 303.220.0879

Lincoln Self Storage PD
 Lone Tree, Colorado
Planned Development

DATE:
 August 01, 2003

REVISIONS:

SHEET
 PD 1 of 3

LINCOLN SELF STORAGE PD
 A PARCEL OF LAND BEING THE NORTH ½ OF THE NORTHEAST ¼ OF THE
 NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 13, TOWNSHIP 6
 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
 CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 3.81 ACRES
 ZR02-32

SHEET TITLE:

Development Standards

SURVEYOR:
 Cottonwood Surveying & Associates, Inc.
 17602 Junegrass Pl.
 Highlands Ranch, Colorado 80134
 303.466.2312

ENGINEER:
 CPP Engineering
 9734 Verbay Circle
 Highlands Ranch, CO 80129
 303.346.9126

LANDPLANNER:
 Landide, Inc.
 Donald W. Paul
 2396 West Berry Ave.
 Littleton, Colorado 80120
 303.794.3972

OWNER:
 Fresh Start Properties, LLC
 6770 S. Yosemite
 Centennial, Colorado 80111
 303.320.6399

Lincoln Self Storage PD
 Lone Tree, Colorado
Planned Development

Principal Uses Allowed in Planning Area-1 (PA-1)

The following uses shall be allowed upon the approval of a Site (SIP) in accordance with The City of Lone Tree Zoning Ordinance, as amended. The allowable use(s) may vary depending on the method established to service the site improvements, i.e., serviced by 1) a private well and engineered septic system (WESS), or by 2) a central water and sanitation district (W&SD).

The specific uses allowed during the time that the subject site is serviced by a Well and Engineered Septic System ("WESS") are listed below. These use(s) must be designed, developed, administered and maintained in accordance with an approved SIP and the applicable City and State permits and regulations concerning water use and health and safety standards.

In anticipation, and as a condition of, connecting the subject site to a central Water and Sanitation District (W&SD District), an expanded list of allowable uses on the site has been established. These uses shall be contingent upon full water and sewer service from a major provider, as approved by the City.

The allowable uses serviced by a well and septic system (WESS) are listed below followed by the uses allowed with a W&SD District:

A. Principal Uses Allowed in PA-1 with a "Well & Septic System "WESS":

1. Construction office – temporary
2. Detention facility – surface pond and/or below ground improvements and infrastructure in accordance with water quality regulations
3. Self Storage Facility including one caretaker residence but no outdoor storage and with no storage of dangerous or flammable materials as determined by the City, and no sales or services from any storage unit
4. Office showroom incidental and interior to the caretaker/manager's dwelling unit/office
5. Open space/trails
6. Office – for resident caretaker/manager of the self storage provided that the occupancy load does not require a public restroom facility
7. Parking – off-street/lot
8. Pedestrian walkways – public and private
9. Residence – caretaker / manager's dwelling unit
10. Retail – as a part of the caretaker/manager's dwelling unit/office provided that the occupancy load does not require a public restroom facility and that this use is incidental and interior to the self storage facility listed above.
11. Signage in accordance with the approved Site Improvement Plan
12. Storage area – commercial
13. Storage of motorized and non-motorized vehicles, including but not limited to bikes, trailers, boats, RV's, motorcycles, cars, trucks, personal watercraft, lawnmower and equipment, light duty tractors, etc.
14. Telecommunications facility – stealth design
15. Water/wastewater facilities including well and septic systems established and maintained in accordance with state permitting
16. Outdoor Storage or display of merchandise, equipment or other items is prohibited unless otherwise authorized by the Director through issuance of a temporary or seasonal use permit.
17. Parking of non-stored vehicles is permitted; however, all storage of motorized vehicles must be indoors – not just inside the perimeter fence.*

B. Principal Uses Allowed in PA-1 with a community or public W&SD District:

1. All uses allowed in PA-1 supported by a "WESS" service as listed above
2. Antique shop
3. Artist supply store
4. Bakery – retail
5. Banks and financial institutions
6. Barber shop
7. Beauty Salon – full service
8. Book store
9. Church / church school
10. Clothing store
11. Convenience store without gas pumps
12. Craft/Hobby store
13. Cultural facility
14. Day-care center with fenced outdoor play area
15. Drug store
16. Dry cleaning
17. Flower/plant shop
18. Gift shop
19. Grocery store
20. Hardware
21. Jewelry store
22. Library
23. Music store
24. Office-general, including all professional & governmental activities
25. Park/playground
26. Pet shop
27. Photographic studio
28. Printing/copy service-retail
29. Professional offices including medical and dental facilities
30. Recreation facility – indoor
31. Restaurant – drive-through
32. Restaurant/fast-food establishment
33. Retail/service business
34. School – including college, university and related facilities
35. Shoe Store
36. Sporting Goods/athletic equipment store
37. Toy/game store
38. Travel agency
39. Upholstery supply/repair store
40. Public and quasi-public facilities such as police station, libraries, schools churches and church schools, day care centers, etc.

Uses permitted under special review in PA-1:

1. Appliance Store
2. Bar/Lounge
3. Fire Station
4. Furniture Shop
5. Hospital
6. Hotel/Motel – including conference or convention center and other incidental accessory uses located within the principal building
7. Office Supply Store
8. Theater – indoor
9. Sheriff substation
10. Veterinary clinic/hospital – animals shall be confined in an enclosed building which is part of the principal structure.

Accessory Uses/Structures

The following use(s) and/or structures shall be allowed only when a principal use has been established on the site:

1. Water Storage tanks designed in accordance with the local governing Fire Protection District guidelines for an Engineered Fire Suppressant system
2. LP gas tank designed and located in accordance with applicable codes – screened from public view
3. Trash dumpster – screened from public view
4. Restricted entry gate – Manual and/or Electronic operations designed in accordance with safety and emergency service provider guidelines

Standards for Principal and Accessory Uses

Minimum lot area: None

Minimum building setbacks:	Minimum parking setbacks:
Front – 45 feet	Front – 30 feet
Side – 10 feet	Side – 5 feet
Rear – 5 feet	Rear – 5 feet

NOTE:

Upon change in use or redevelopment of the site from a self storage facility to any other use approved by the City, the following minimum rear setbacks shall apply:

Minimum Building Setback to south property line:	20 feet landscaped.
Minimum Parking Lot Setback to south property line:	10 feet landscaped.

Maximum building height 35 feet

Storage

Display of merchandise, equipment, or other items is prohibited in locations outside or the perimeter wall of the development, unless otherwise authorized by the Director through issuance of a temporary or seasonal use permit. Parking of vehicles inside the perimeter walls is permitted.

Landscaping:

The site shall be landscaped and maintained in accordance with the approved landscape plan. Areas to be landscaped include the site area within the required set backs and along perimeter areas to provide a visual amenity and screening. During the time that the subject site is serviced by a well, the specified landscaped areas will be watered by the method indicated on the Site Improvements Plan. In accordance with the limits established by the State for the existing well, Permit, No. 239993, a maximum of 6,100 square feet of landscaped area shall be irrigated using well water. The remainder of the landscaped area will be watered and/or drip-irrigated using water imported and dispensed by truck, likely obtained via a permit from a remote metered hydrant or a separate metered tap from community water source.

To the extent practicable, existing evergreen trees shall be transplanted and used as part of the proposed landscape design. However, given that some of the existing trees are not in good condition and further that some of the more mature ones may have well-established root balls that are difficult to move without significant damage, it is assumed that a number of these trees will not be appropriate or even desired candidates for transplanting. If at the time of planting it is clear that the root ball is not stable or for other reasons not suitable for transplanting, that tree will not be used. If later one or more of the transplanted trees and/or other installed plant material should die, the owner, successor or assigns shall commit to replacing the plant(s) according to the Plant Replacement Chart provided with this Site Improvements Plan.

Notes:

A self storage facility including one caretakers residence is the principal use permitted with the use of a well & septic system. Additionally, there shall be no storage of dangerous or flammable materials, as determined by the City and no sales or services from any of the units. Any use or change in use is subject to review and approval by the City, through the Site Improvement Plan and other applicable City processes, and may be subject to dedication for parks, schools, etc., either through specific acreage dedications or specific cash-in-lieu of land, as per the City's regulations. At such time as central water and sanitary sewer services become available to service this property through agreement with an existing district or other means as determined by and approved by the City, the owner shall cause the project to connect with the central system.

*Storage Note:

There shall be no outdoor storage, including no storage of motorized or non-motorized vehicles anywhere on site, with the exception of vehicles associated with the caretaker's residence, which shall be limited to a maximum of two, and with the exception of overnight and temporary parking of vehicles used to transport goods for storage. Vehicles used for transport may be parked up to 48 hours on site, and must be parked so they are not visible from Lincoln Avenue or adjacent residential development in Ridge Gate, when it exists. Storage of all items must be indoors, unless otherwise approved by the Director through issuance of a temporary or seasonal use permit.

DATE:
August 01, 2003

REVISIONS:

DATE: _____
DRAWN: _____

LAND USE TABLE

LANDUSE SYMBOL	LANDUSE CATEGORRY	GROSS SITE ACRES*	% OF TOTAL SITE ACRES
PA-1	PA-1* MIXED USE	3.81 AC	100%
TOTAL PD		3.81 AC	100%

*OPEN SPACE IS INCLUDED AS PART OF THE PA-1 AREA AND SHALL BE A MINIMUM OF 15% OF THE TOTAL GROSS SITE, EXCLUDING DEDICATED ROW ACREAGE OF APPROXIMATELY 0.17 AC.

LINCOLN SELF STORAGE PD
 A PARCEL OF LAND BEING THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
 CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 3.81 ACRES
 ZR02-32

SHEET TITLE:

Development Plan

SURVEYOR:
 Cottrawood Surveying & Associates, Inc.
 17697 Jansgrass Pl.
 Parker, Colorado 80134
 303.400.2912

ENGINEER:
 CPP Engineering
 9734 Westbay Circle
 Highlands Ranch, CO 80129
 303.346.9126

LANDPLANNER:
 LANDAIDE, Inc.
 Donald W. Paul
 2308 W. Berry Ave.
 Littleton, Colorado 80120
 303.794.3972

OWNER:
 Fresh Start Properties, LLC
 6770 S. Yosemite
 Centennial, Colorado 80111
 303.220.0399

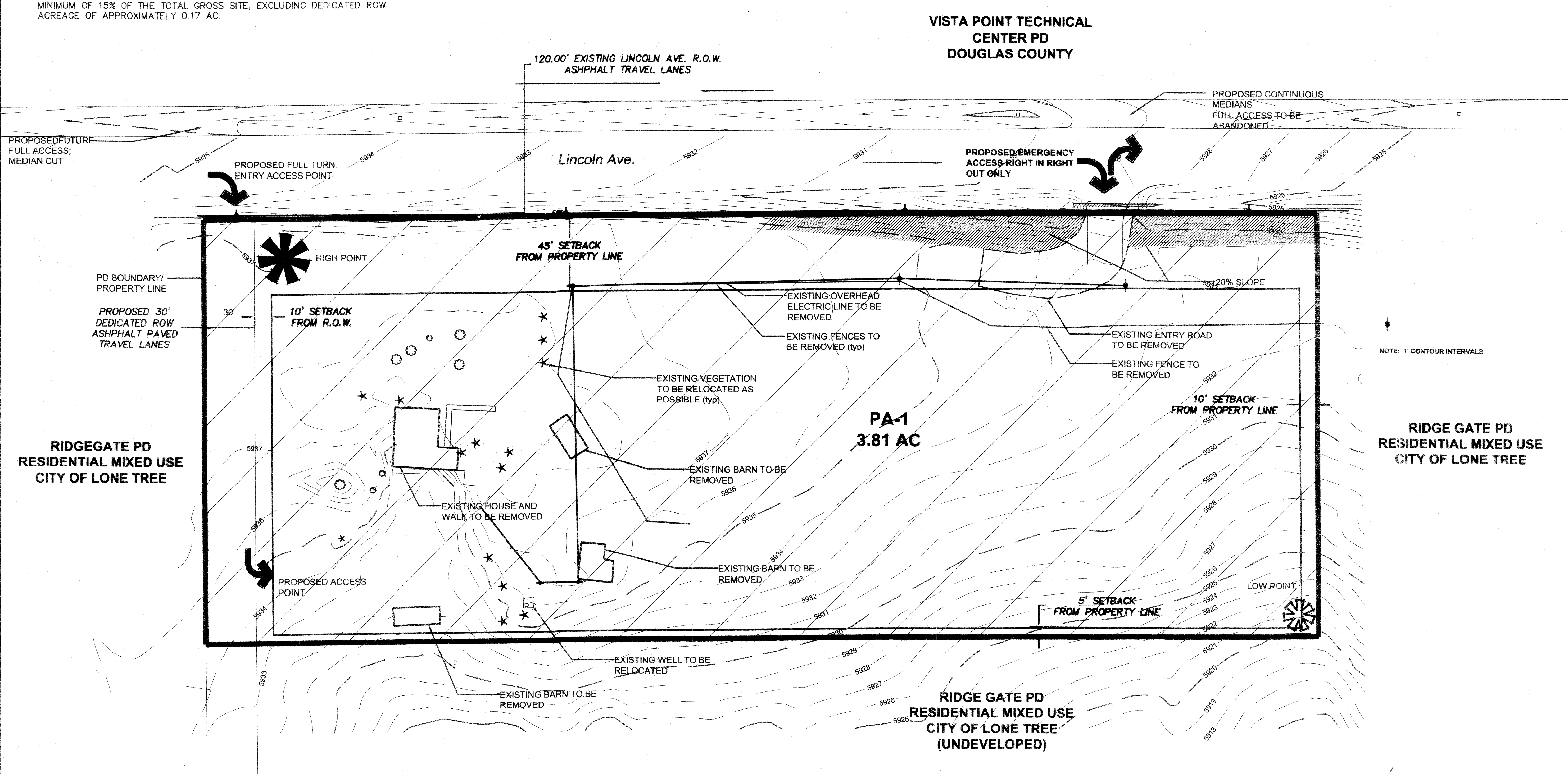
Lincoln Self Storage PD
 Lone Tree, Colorado
Planned Development

DATE:
 August 01, 2003

REVISIONS:

ISSUE DATE:

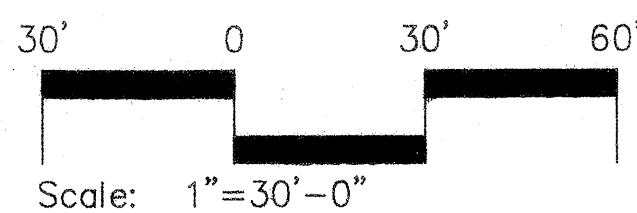
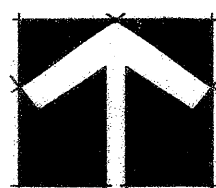
SHEET
 PD 3 of 3



RIDGEGATE PD
 RESIDENTIAL MIXED USE
 CITY OF LONE TREE

RIDGE GATE PD
 RESIDENTIAL MIXED USE
 CITY OF LONE TREE

RIDGE GATE PD
 RESIDENTIAL MIXED USE
 CITY OF LONE TREE
 (UNDEVELOPED)



NOTE: 1' CONTOUR INTERVALS