

# DEPOT PLAZA OFFICE BUILDING FOR SALE

**4800 W. 80th Ave., Westminster CO 80030**



## **FEATURES**

- Solar system: Age 2010 ~10KW of solar PhotoVoltaic generation from 48 panels
- Functional windows
- Two blocks East of Sheridan Blvd and 80th Ave.
- Close to numerous amenities, shopping, and restaurants



Sale Price: \$630,000 (\$187.39/GSF)  
Size: 3,362 Gross Square Feet  
County: Adams  
Year Built: 1987  
Taxes: \$14,983.04 2021 due 2022  
Zoning: PUD  
Elevator: None  
Roof: 2010 asphalt shingle  
HVAC: Original



**SHELDON • GOLD REALTY INC.**  
*commercial real estate services*

**Eric J. Gold, President and Greg Johnson, Senior Advisor**

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**Cell: Eric: 303.564.8500 Greg: 303.667.3061**

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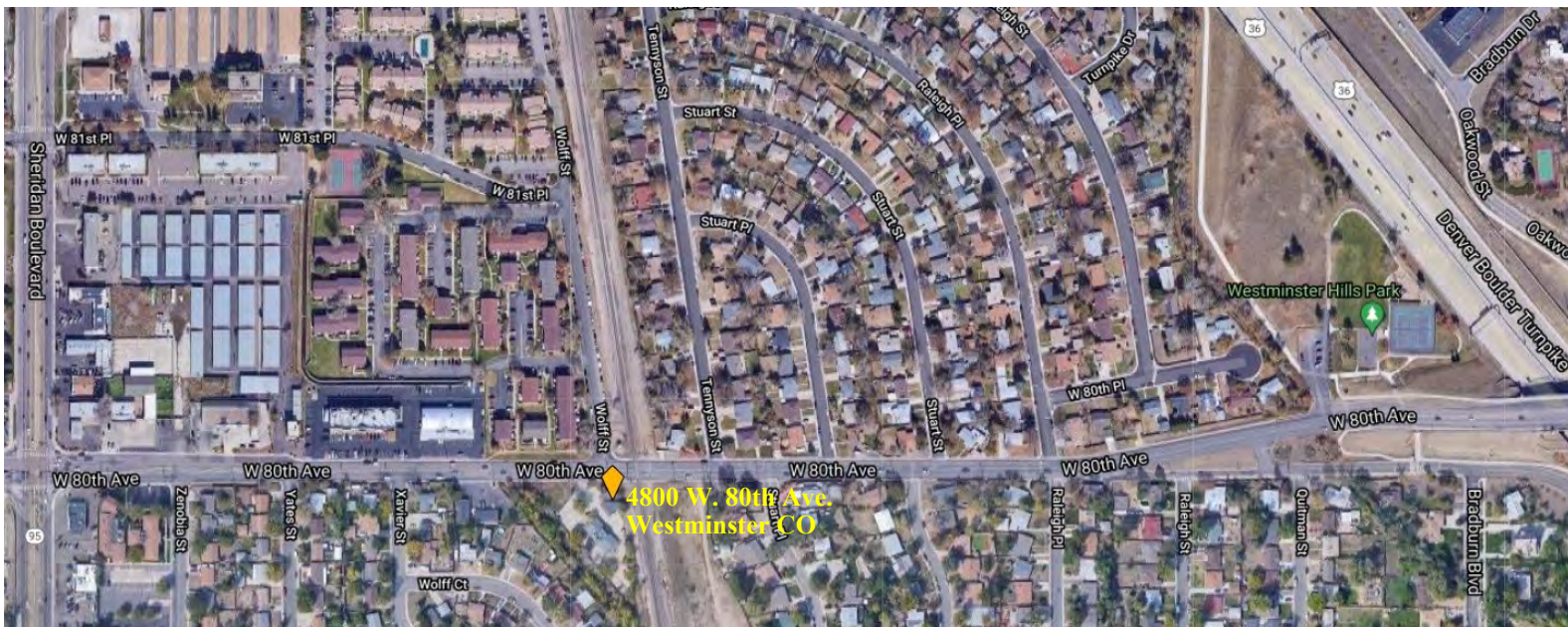
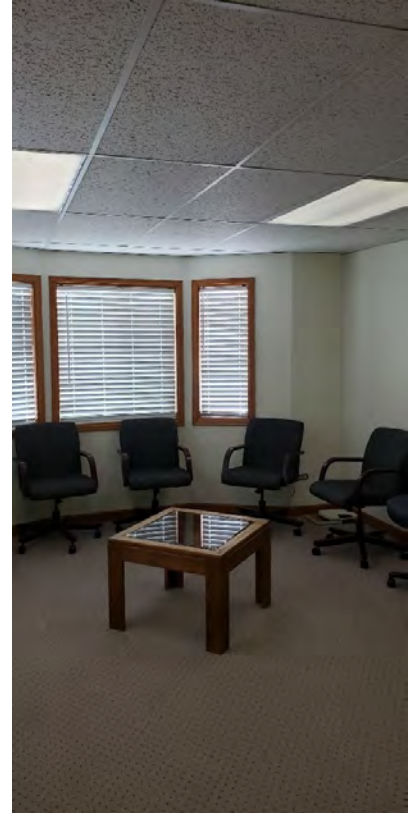


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COMMERCIAL OFFICE BUILDING



DEPOT PLAZA  
OFFICE BUILDING FOR SALE  
4800 W. 80th Ave.  
Westminster CO 80030



## Loan Comparison Worksheet\*

**Customer:** 4800 W 80th Avenue, Westminster  
**Phone:**

**Chase Contact:** Lee Short  
**Phone:** 720-633-0272

**What is the project cost?** \$ 630,000.00  
 Will fees be financed? Yes  
 Project Location (state): Colorado  
 Collateral Type: Real Estate

	Conventional	SBA 504** Total	Chase 1 <sup>st</sup>	CDC 2 <sup>nd</sup>	SBA 7(a)**
Term (years)	10		25	25	25
Amortization (years)	20		25	25	25
Initial Interest Rate	4.10%	4.12%	4.27%	3.93%	4.28%
Fixed / Variable	Fixed		Fixed	Fixed	Fixed
Rate Indexed To	N/A		N/A	N/A	N/A
Initial Rate Period	N/A		N/A	N/A	N/A
Index After Initial Period	N/A		N/A	N/A	N/A
Advance Rate - LTV (%)	80%	90%	50%	40%	85%
Loan Amount Before Fees	\$ 504,000.00	\$ 567,000.00	\$ 315,000.00	\$ 252,000.00	\$ 535,500.00
Est. Guaranty Fee	\$ -	\$ -	\$ -	\$ -	\$ 11,125.01
Est. CDC Fee	\$ -	\$ 9,178.00	\$ -	\$ 9,178.00	\$ -
Total Est. SBA Fees	\$ -	\$ 9,178.00	\$ -	\$ 9,178.00	\$ 11,125.01
<b>Customer Down Payment</b>	<b>\$ 126,000.00</b>	<b>\$ 63,000.00</b>			<b>\$ 94,500.00</b>
<b>Est. Monthly Payment</b>	<b>\$ 3,095.98</b>	<b>\$ 3,088.87</b>	\$ 1,720.49	\$ 1,368.38	<b>\$ 2,970.47</b>
<b>Est. Balloon Payment</b>	<b>\$ 303,549.35</b>	<b>\$ 0.00</b>	\$ 0.00	\$ -	<b>\$ (0.00)</b>

\*\*SBA 7(a) and 504 loans are available only to borrowers and for loans that satisfy applicable SBA eligibility requirements. SBA eligibility requirements will be applied by Chase for the 7(a) program and by an SBA authorized Certified Development Company ("CDC") for 504 loans. Additional collateral requirements may apply for SBA 7(a) loans with an LTV greater than 85%. Under the SBA 504 program, Chase would make a 2nd mortgage loan on an interim basis until the loan is taken-out by a CDC; the terms shown above for the CDC 2nd reflect the terms of the long term CDC 2nd mortgage loan, and the terms of Chase's 2nd mortgage interim loan are not included in the information above.

\* This information is for discussion purposes only and is subject to change. This is not an offer or commitment to lend; any loan offer would be subject to credit underwriting, additional terms and conditions and, as applicable, a determination of SBA eligibility. Prepayment fees generally apply. Additional fees may apply, and fee amounts may vary by product. Variable rates are comprised of an Index plus a margin and are adjusted based on changes in the index specified intervals. Note: SBA 7a applications submitted after November 17th will be indexed to SBA WSJ Prime where a variable rate index is applicable.

## OFFICE OWNERSHIP ANALYSIS

Price \$ 630,000.00

FOR: 4800 W. 80th Ave.  
Westminster COTotal Square Footage  
3,362

90% Financing	Mortgage Data
	1st Mortgage
Amount	\$ 567,000.00
Interest Rate	4.00%
Term	25
Payments/Year	12
Periodic Payment	\$ 2,992.83
Annual Debt Service	\$ 35,914.02
Comments	

## Calculation of Improvements Value

Current Total County Appraised Value	\$508,335
Current County Improvement Appraised Value	\$489,147
Ratio of Improvement Value	0.962253239

## Annual Cost

P&I	\$	35,914.02	
Water & Sewer	\$	539.36	\$0.16 (sf/year Estimate)
Taxes	\$	14,983.04	\$4.46 (sf/year Estimate)
Insurance	\$	4,383.00	\$0.25 (sf/year Estimate)
Electric & Natural gas	\$	1,403.93	\$1.50 (sf/year Estimate)
Misc Maintenance	\$	647.04	\$0.25 (sf/year Estimate)
Janitorial	\$	4,034.40	\$1.20 (sf/year Estimate)
			<b>\$7.82 (sf/year Estimate)</b>

Total Cash Outflow \$ 61,904.79

Less equity build up \$ 13,479.36 (First year only-number increases in subsequent years)

## TOTAL COST

BEFORE TAXES \$ 48,425.43

## LESS TAX SAVINGS

Depreciation	\$	5,440.43	(Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)
Interest Deduction	\$	7,852.13	(First year only. Assumes 35% individual tax bracket, State & Federal)

## NET COST TO OWN

\$	35,132.87	Annually
\$	2,927.74	Monthly
\$	10.45	Per Square Foot Per Year

## Disclosure:

Sheldon-Gold Realty Inc is not licensed to give legal or tax advice.  
Assumptions here are for illustration purposes only and may not reflect  
your individual tax consequences.  
Please consult with your legal or tax advisors before purchasing.

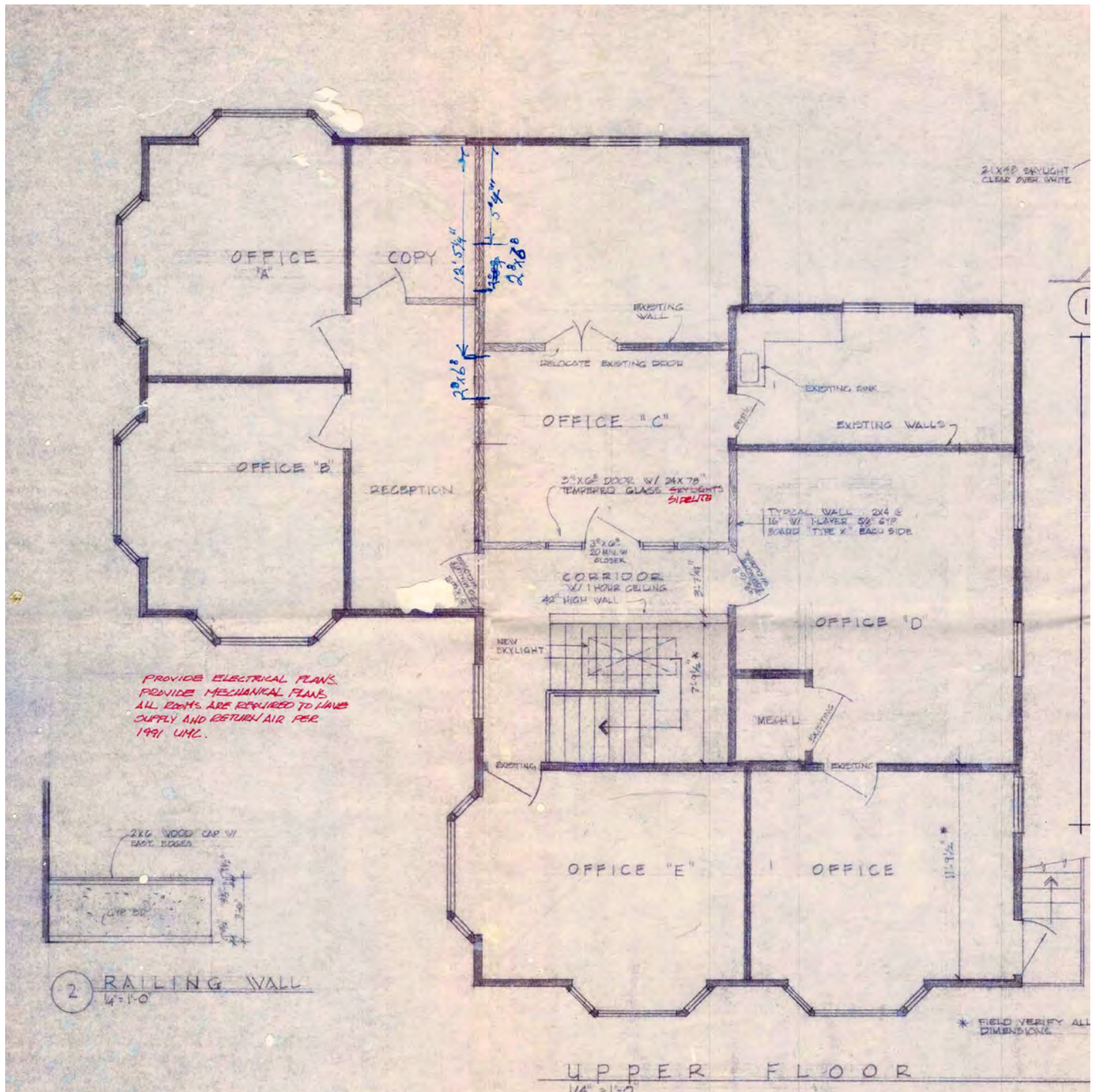
**4800 W 80TH AVENUE, WESTMINSTER CO RENT ROLL**

<b>SUITE</b>	<b>TENANT</b>	<b>RSF</b>	<b>LEASE EXPIRATION</b>	<b>MONTHLY RENT</b>
100	Seller	405	month-to-month	\$600.00
120	Vacant	675		
140	FD Ltd Insurance	676	month-to-month	\$800.00
201	Adams/Hutto Counsel (two separate leases for 2 seperate offices)	638	month-to-month	\$748.00
240A & 240B	Raymond Heal Raymond Barber (two separate leases for 2 seperate offices)	512	month-to-month	\$810.00
260 & 262	Seller	496	month-to-month	
281	Pedraza	246	month-to-month	\$300.00



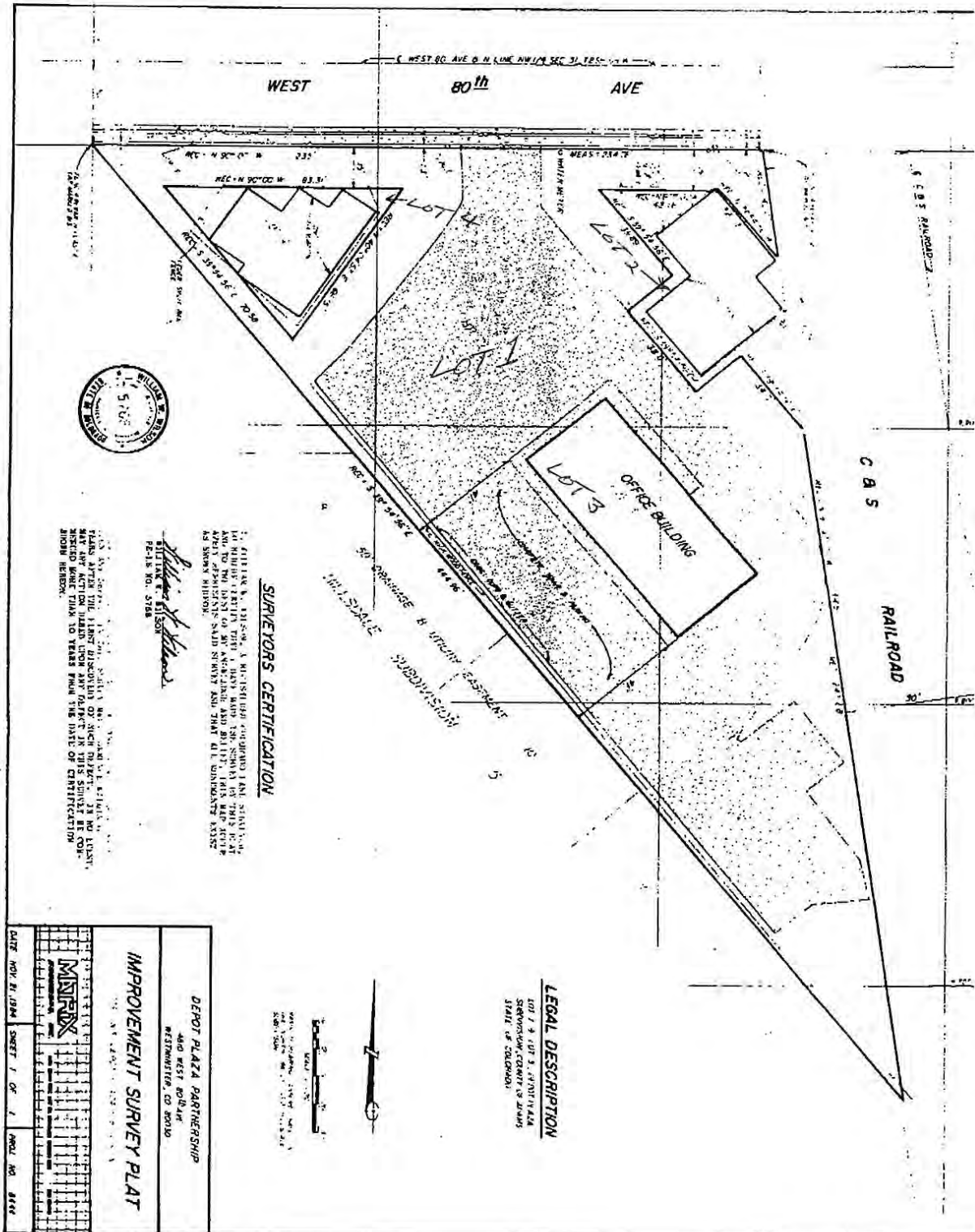


DEPOT PLAZA  
OFFICE BUILDING FOR SALE  
4800 W. 80th Ave.  
Westminster CO 80030





# DEPOT PLAZA OFFICE BUILDING FOR SALE 4800 W. 80th Ave. Westminster CO 80030





# DEPOT PLAZA OFFICE BUILDING FOR SALE 4800 W. 80th Ave. Westminster CO 80030

DRAWING - P.D.P.

**Z 81-6**

PLAN HOLD COPYRIGHT © 1981 BY DAVID L. TAYLOR  
WESTMINSTER, COLORADO

DRAWING NUMBER  
Depot Plaza

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WESTMINSTER, COLORADO

## Conditions and Restrictions (column 2)

### Project Access:

The project is accessible only from West 80th Avenue. No Public streets are included in the development. Repair and/or replacement of the existing curb, gutter, and sidewalk adjacent to this development on West 80th Avenue will be required by the developer, as determined by the city. No Fence, wall, hedge, shrub, structure or other obstruction to view which is over 36 inches in height shall be erected, placed or maintained within the triangles formed by the point of intersection of the east and west lines of the entrance drive and West 80th Avenue, and points located 35 feet along the north property line and the east and west entrance drive lines from these points of intersection, also maintain a similar 30x40 sight clearance through the NE property corner for RH visibility.

### Utilities:

Existing Utilities to serve this development are located in West 80th Avenue and the Drainage easement. Sanitary Sewer 12" in West 80th Avenue 18" in Drainage easement. Water 12" in West 80th Avenue. Electric Service along south side of West 80th Avenue. Gas Service 8" in West 80th Avenue. Fire Hydrant north side of West 80th Avenue at Wolff Street. All extensions of utilities to service the development to be underground.

### Buildings:

Lot 2 - office building Maximum ground floor area 2000 sq. ft. Lot 3 - office building Maximum ground floor area 3000 sq. ft. Lot 4 - office building Maximum ground floor area 1500 sq. ft. Building Materials to be wood, brick, and concrete all in earth colors. Roof areas to be Cedar Shakes. Maximum building height 25' from adjacent grade. Minimum - North, 15 feet from West 80th Avenue. East, 0 feet from R.S. R/W. Setbacks - Southwest, 10 feet from drainage easement.

### Outdoor Lighting:

Illumination to be from quartz halogen security lights attached to the building with illumination shielded and directed downward.

### Signage:

One area sign - 80 sq. ft. maximum each face, free standing non-illuminated, maximum height 20' inches, located in the Parkway Island along West 80th Ave. Material, brick and wood to match building materials & colors. Signage to be submitted to City of Westminster for final approval. Each building to display an identification sign, flush mounted, maximum coverage 15 sq. ft.

### Fencing:

In 8' solid wood fence will be located along the entire southwest property line. Fencing material to be unpainted wood.

### DRAINAGEWAY PROTECTION STATEMENT:

Prior to final approval of the Official Development Plan for Depot Plaza, final construction drawings for maintenance free stabilization of the embankment and foundation stabilization for Lot 4 will be submitted to and approved by the City.

## Administrative Review and Approval of Development Plans for Individual Parcels:

It is hereby understood and agreed that the Owner/Developer of Depot Plaza will insure that all pertinent design materials relative to the improvement of all parcels shown on this Preliminary Development Plan are to be submitted to the City of Westminster Department of Planning and Community Development for their review and approval prior to any construction taking place on any parcel. Administrative Review and approval of the development plans for individual lots or parcels is hereby authorized when the proposed development conforms to the intent and all requirements of this Preliminary Development Plan. The final approving authority in the administrative processing of a lot or parcel shall be the City Manager of the City of Westminster. The City Manager shall have the right to require any development proposal to follow established procedures for review by the Planning Commission and City Council per Section 11-4.18 of the City Code, should he determine such review to be in the best interests of the City.

Consideration for administrative approval shall include, but not be limited to the following:

1. Site Plan
2. Landscape Plan
3. Architectural Treatment and elevations
4. Signage
5. Soils Report
6. Drainage Plans
7. Public Improvements

## Preliminary Development Plan

## DEPOT PLAZA Planned Unit Development

in the City of Westminster  
County of Adams, State of Colorado

Date: May 1981

Sheet: 1 of 2

Legal Description

Lot 27, Block 5, Hilldale Subdivision

(0.93 acres)



## SPECIAL CONDITIONS and RESTRICTIONS

Approval of this Preliminary Development Plan constitutes a concept approval of the Plan subject to the ability of the City of Westminster or the land owner to provide necessary services. Due to serious short-range and long-range limitations on the raw water supply, water treatment capacity and sewage treatment capacity of the City, development of land in accordance with this plan may not be possible. Approval of this plan implies no commitment of the City of Westminster to provide services. The City of Westminster advises against development of land in accordance with this plan without a thorough investigation by the developer of the availability of water and sewer service at the time of such development.

Owner/Developers: Dale E. Bryant  
3030 W. 81st Avenue  
Westminster, CO 80030  
Ph 429 6337

Thomas H. Hansen  
8356 W. 69th Drive  
Arvado, CO 80003  
Ph 421 6212

Planning Consultant: Al Wahl  
4505 Eldridge Street  
Golden, CO 80401  
Ph 279 3884

Present Zoning: RA

Proposed Zoning: P.U.D.(OFFICE)

Land Use Table:

Type of Use	Acres	% of Total
Offices (General and Professional)	0.93	100 %
Building Coverage	0.15	16 %
Parking & Drives	0.96	80 %
Landscape	0.22	24 %

## Conditions and Restrictions (column 1)

### Project Concept and Intent:

To develop the triangular tract lying between the CAS RR Right-of-Way and the Drainage Way south of West 80th Avenue at Wolff Street into a building group of 3 small office buildings, together with appropriate access, parking, landscaping and fencing.

### Allowable Uses:

1. General and/or Professional offices where no goods or chattels are retained from the premises except as they are associated with the professional, or personal service offered by such office, as eye glasses, dentures, beauty aids and the like.
2. Instructional Services, Studios, Photo Processing, Publications and Printing, Custom Crafts.
3. Medical, Dental, Research, Biologic and Testing Laboratories.
4. Personal Service Offices as Bookkeeping and Accounting, Secretarial, Travel, Mortgage, Insurance, and Finance Agencies.
5. Social Service Agencies.
6. Governmental, and Public Utility Offices.
7. Manufactures Representatives.

### Development Timing and Phasing:

Project development to be undertaken in phases:

Phase one to include driven parking, landscaping, drainage control structures, fencing, and fencing located on Lot 1, and within drainage easement, together with building on Lot 3. The phase to be completed within 2 years from O.D.P. approval date. Phase two and three to be the construction of buildings on Lot 2 and 4. No order specified. Phase two and three to be completed within 4 years from O.D.P. approval date.

### Water Conservation Measures:

Plumbing to be of water conservation types; self closing faucets, low volume water closets, all landscape plantings to be drought resistant species.

### Development Maintenance:

All owners of properties within this Depot Plaza PD will be members of a duly organized association. This Association will be responsible for all maintenance of walks, drives, landscape plantings, drainage control structures, and fences of the common area, known as Lot 1. Excluded from their responsibility will be building maintenance which will be the responsibility of each individual owner/owner.

### Parking Areas and Drives:

Surfacing of drives and parking to be asphaltic concrete. Walks to be concrete. 6" vertical concrete curbs to outline all parking areas and drives.

### Landscaping:

Landscaping to enhance building appearance, provide screening, and beautify West 80th Avenue by providing ground cover, plantings, boulders, and trees in the 15 foot setback strip reserved along the West 80th Avenue frontage. Irrigation of plant materials to be by under ground sprinkler system.

## APPROVALS

Reviewed by the Planning Commission of the City of Westminster this 1st day of June, 1981.

Accepted by the City Council of the City of Westminster this 8th day of June, 1981.

Attest: City Clerk Mayor

STATE OF COLORADO

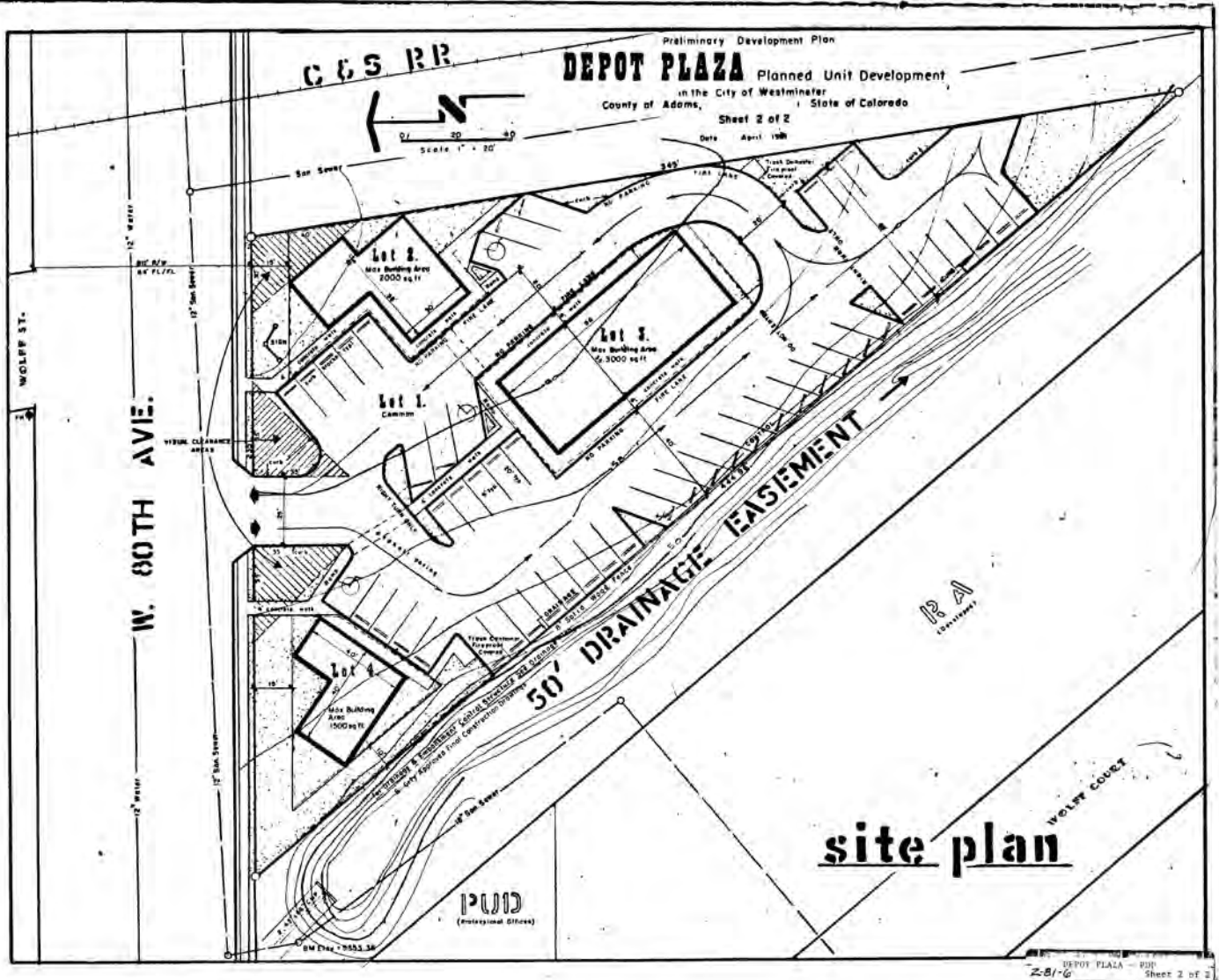
County of Adams

Notary Public for the State of Colorado

Notary Public for the State of Colorado

Notary Public for the State of Colorado

DEPOT PLAZA  
OFFICE BUILDING FOR SALE  
4800 W. 80th Ave.  
Westminster CO 80030





# DEPOT PLAZA

## OFFICE BUILDING FOR SALE

### 4800 W. 80th Ave.

### Westminster CO 80030

DRAWING - 001  
Depot Plaza

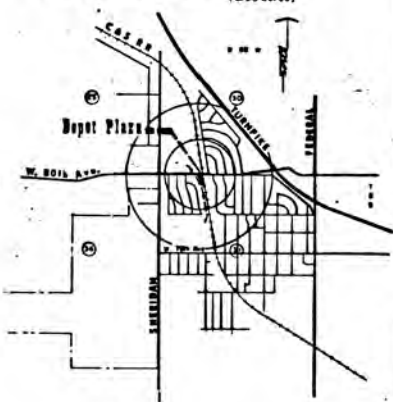
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1 of 5

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Official Development Plan  
**DEPOT PLAZA** Planned Unit Development  
in the City of Westminster  
County of Adams, State of Colorado  
Sheet 1 of 5  
Date: 18 September, 1981

**Local Description**  
Lot 27, Block 3, Hillside Subdivision  
(0.93 acres)



FOR  
Conditions & Restrictions  
See Sheet 2 of 5

**ADMINISTRATIVE REVIEW AND APPROVAL OF DEVELOPMENT PLANS FOR INDIVIDUAL PARCELS:**  
It is hereby understood and agreed that the Owner/Developer of Depot Plaza will insure that all pertinent design materials relative to the improvement of all parcels shown on this Official Development Plan are to be submitted to the City of Westminster Department of Planning and Community Development for their review and approval prior to any construction taking place on any parcel. Administrative Review and approval of the development plans for individual lots or parcels is hereby authorized when the proposed development conforms to the intent and all requirements of this Official Development Plan. The final approving authority in the administrative processing of a lot or parcel shall be the City Manager of the City of Westminster. The City Manager shall have the right to require any development proposal to follow established procedures for review by the Planning Commission and City Council per Section 11-4-15 of the City Code, should he determine such review to be in the best interests of the City.  
Consideration for administrative approval shall include, but not be limited to the following:  
1. Site Plan  
2. Landscape Plan  
3. Architectural treatment and elevations  
4. Signage  
5. Soils Report  
6. Drainage Plans  
7. Public Improvements

**Special Language**  
a. "The City does not, by approving this Official Development Plan warrant or guarantee that it will provide water and sewer service to the sites planned herein."  
b. "The owner of property described as Depot Plaza has conveyed to the City all rights to non-tributary water underlying this project as well as easements for acquisition of such water."  
c. "Storm drainage will be in accordance with the approved Master Drainage Study."  
d. "Utilities will be installed in accordance with the approved Utilities Plan."  
e. "Street lights will be installed at developer's expense."  
f. "City will install, at developer's expense, all traffic control devices required, including street name signs."

**Approvals**  
Approval by the City Manager of the City of Westminster, this 18th day of September, 1981.  
STATE OF COLORADO } SS  
COUNTY OF Adams }  
City Manager, City of Westminster  
I hereby certify that this instrument was filed for record in my office on the 18th day of September, 1981, at 3:12 P.M. in Book No. 432, Reception No. 65590.  
Clerk & Recorder  
Deputy

**LAND USE TABLE**

Type of Use	Acres	% of Total
Offices General and Professional	0.93	100 %
Building Coverage	0.15	16 %
Parking & Drives	0.56	60 %
Landscape	0.22	24 %

owner developers: Dale E. Bryant 3030 W. 81st Avenue Westminster, CO 80030 Ph. 429 6337  
Thomas M. Hansen 8386 W. 69th Drive Westminster, CO 80030 Ph. 421 6212

planning consultant: Al Wohl 4505 Eldridge Street Golden, CO 80401 Ph. 279 3884

present zoning: P.U.D. Office

# DEPOT PLAZA

## OFFICE BUILDING FOR SALE

4800 W. 80th Ave.  
Westminster CO 80030

DRAWING - O.D.P.  
Depot Plaza

DRAWING NUMBER

2 of 5

DRAWING NUMBER

DRAWING NUMBER

### Official Development Plan

## DEPOT PLAZA

Planned Unit Development  
in the City of Westminster  
County of Adams, State of Colorado

Sheet 2 of 5  
DATE: 28 September 1981

### Conditions & Restrictions

#### PROJECT CONCEPT AND INTENT:

- TO DEVELOP LOT 1 TO PROVIDE FOR ACCESS, PARKING, WALKS, FENCING, UTILITIES AND LANDSCAPING AS ARE APPROPRIATE FOR THE FULL USE AND PROTECTION OF LOT 3.
- TO PROVIDE APPROVED DRAINAGE WAY PROTECTION MEASURES.
- TO DEVELOP ON LOT 3, A GENERAL AND/OR PROFESSIONAL OFFICE BUILDING OF 3000 SQ. FT. GROUND FLOOR AREA IN ACCORDANCE WITH THE APPROVED PRELIMINARY DEVELOPMENT PLAN FOR DEPOT PLAZA, FOR USES AS STIPULATED UNDER ALLOWABLE USES LISTED BELOW.

#### ALLOWABLE USES:

- GENERAL AND/OR PROFESSIONAL OFFICES WHERE NO GOODS OR CHATTELS ARE RETAINED FROM THE PREMISES EXCEPT AS THEY ARE ASSOCIATED WITH THE PROFESSIONAL, OR PERSONAL SERVICE OFFERED BY SUCH OFFICE, AS EYE GLASSES, DENTURES, BEAUTY AIDS AND THE LIKE.
- INSTRUCTIONAL SERVICES, STUDIOS, PHOTO PROCESSING, DUPLICATING AND PRINTING, CUSTOM CRAFTS.
- MEDICAL, DENTAL, RESEARCH, BIOLOGIC AND TESTING LABORATORIES.
- PERSONAL SERVICE OFFICES AS BOOKKEEPING AND ACCOUNTING, SECRETARIAL, TRAVEL, MORTGAGE, INSURANCE, AND FINANCE AGENCIES.
- SOCIAL SERVICE AGENCIES.
- GOVERNMENTAL, AND PUBLIC UTILITY OFFICES.
- MANUFACTURES REPRESENTATIVES.

#### DEVELOPMENT TIMING AND PHASING:

PROJECT DEVELOPMENT TO BE UNDERTAKEN IN PHASES:

PHASE ONE TO INCLUDE DRIVES PARKING, LANDSCAPING, DRAINAGE CONTROL STRUCTURES FENCING, AND FENCING LOCATED ON LOT 1, AND WITHIN DRAINAGE EASEMENT, TOGETHER WITH BUILDING ON LOT 3. THE PHASE TO BE COMPLETED WITHIN 3 YEARS FROM O.D.P. APPROVAL DATE. PHASE TWO AND THREE TO BE THE CONSTRUCTION OF BUILDINGS ON LOT 2 AND 4. NO ORDER SPECIFIED.

PHASE TWO AND THREE TO BE COMPLETED WITHIN 4 YEARS FROM O.D.P. APPROVAL DATE.

#### WATER CONSERVATION MEASURES

- BATHROOMS, KITCHENS AND INDUSTRIAL PROCESSES SHALL INCORPORATE WATER CONSERVING DESIGN AND FIXTURES.
- PLANT VARIETIES REQUIRING REGULAR OR HEAVY IRRIGATION SHALL BE RESTRICTED TO A) SMALL, PROMINENT AREAS JUSTIFYING INTENSIVE LANDSCAPING AND B) HEAVY USAGE AREAS WHERE LAWN PROVIDE AN OPTIMAL SURFACE FOR THE PLANNED USE (E.G., PLAY AREAS). DROUGHT-TOLERANT, NATIVE DESICCATE LANDSCAPING MODELS SHALL BE EMPHASIZED IN AREAS WHERE THEY ARE APPROPRIATE.
- ADEQUATE SOIL PREPARATION SHALL BE UTILIZED IN AREAS LANDSCAPED WITH PLANT MATERIALS TO ASSURE ADEQUATE LIFE SUPPORT AND WATER ABSORPTION/RETENTION.
- DRAINAGE SHALL BE DESIGNED TO MAXIMIZE BENEFIT FROM IRRIGATION AND NATURAL PRECIPITATION; AND IN CONFORMANCE WITH APPLICABLE DRAINAGE REQUIREMENTS.
- IRRIGATION SYSTEMS SHALL BE PROVIDED WHERE APPROPRIATE AND SHALL BE DESIGNED FOR MAXIMUM WATER CONSERVATION.

#### DEVELOPMENT MAINTENANCE:

ALL OWNERS OF PROPERTIES WITHIN THIS DEPOT PLAZA PD WILL BE MEMBERS OF A DULY ORGANIZED ASSOCIATION. THIS ASSOCIATION WILL BE RESPONSIBLE FOR ALL MAINTENANCE OF WALKS, DRIVES, LANDSCAPE PLANTINGS, DRAINAGE CONTROL STRUCTURES, AND PERCHES OF THE COMMON AREA, KNOWN AS LOT 1. EXCLUDED FROM THEIR RESPONSIBILITY WILL BE BUILDING MAINTENANCE WHICH WILL BE THE RESPONSIBILITY OF EACH INDIVIDUAL OWNER OR OWNERS.

#### PARKING AREAS AND DRIVES:

SURFACING OF DRIVES AND PARKING TO BE ASPHALTIC CONCRETE.  
WALKS TO BE CONCRETE.  
6" VERTICAL CONCRETE CURBS TO OUTLINE ALL PARKING AREAS AND DRIVES.

#### LANDSCAPING:

LANDSCAPING TO ENHANCE BUILDING APPEARANCE, PROVIDE SCREENING, AND BEAUTIFY WEST 80TH AVENUE BY PROVIDING GROUND COVER, PLANTINGS, Boulders, AND TREES IN THE 15 FOOT SETBACK STRIP RESERVED ALONG THE WEST 80TH AVENUE FRONTAGE. IRRIGATION OF PLANT MATERIALS TO BE BY UNDERGROUND SPRINKLER SYSTEM.

#### PROJECT ACCESS:

THE PROJECT IS ACCESSIBLE ONLY FROM WEST 80TH AVENUE.

NO PUBLIC STREETS ARE INCLUDED IN THE DEVELOPMENT.

REPAIR AND/OR REPLACEMENT OF THE EXISTING CURB, GUTTER, AND SIDEWALK ADJACENT TO THIS DEVELOPMENT ON WEST 80TH AVENUE WILL BE REQUIRED BY THE DEVELOPER, AS DETERMINED BY THE CITY.

35 FOOT SIGHT DISTANCE TRIANGLES WILL BE MAINTAINED AT THE ENTRANCE DRIVE INTERSECTION WITH W. 80TH AVENUE.

#### UTILITIES:

EXISTING UTILITIES TO SERVE THIS DEVELOPMENT ARE LOCATED IN WEST 80TH AVENUE AND THE DRAINAGE EASEMENT. SANITARY SEWER 12" IN WEST 80TH AVENUE 18" IN DRAINAGE EASEMENT.

WATER-12" IN WEST 80TH AVENUE

ELECTRIC SERVICE ALONG SOUTH SIDE OF WEST 80TH AVENUE

GAS SERVICE 4" IN WEST 80TH AVENUE

FIRE HYDRANT NORTH SIDE OF WEST 80TH AVENUE BY WOLFF STREET

ALL EXTENSIONS OF UTILITIES TO SERVICE THE DEVELOPMENT TO BE UNDERGROUND.

#### BUILDINGS:

LOT 3 - OFFICE BUILDING MAXIMUM GROUND FLOOR AREA 3000 SQ. FT.

BUILDING MATERIALS TO BE WOOD, BRICK, AND CONCRETE ALL IN EARTH COLORS. ROOF AREAS TO BE CEDAR SHAKES.

MAXIMUM BUILDING HEIGHT 25' FROM ADJACENT GRADE

MINIMUM - NORTH, 15 FEET FROM WEST 80TH AVENUE

RETRACTS - EAST, 0 FEET FROM S.B. & W.

- SOUTHWEST, 0 FEET FROM DRAINAGE EASEMENT.

#### OUTDOOR LIGHTING:

ILLUMINATION TO BE FROM QUARTZ HALOGEN SECURITY LIGHTS ATTACHED TO THE BUILDING WITH ILLUMINATION SHROUDED AND DIRECTED DOWNWARD.

#### SIGNAGE:

ONE AREA SIGN - 80 SQ. FT. MAXIMUM EACH FACE, FREE STAND NON-ILLUMINATED MAXIMUM HEIGHT 72 INCHES, LOCATED IN THE PARKWAY ISLAND ALONG WEST 80TH AVENUE.  
MATERIAL, BRICK AND WOOD TO MATCH BUILDING MATERIALS & COLORS.  
EACH BUILDING TO DISPLAY AN IDENTIFICATION SIGN, FLUSH MOUNTED, MAXIMUM SIZE 15 SQ. FT.  
SIGNAGE TO HAVE CITY APPROVAL PRIOR TO ERECTION.

#### FENCING:

AS 2" SOLID WOOD FENCE WILL BE MAINTAINED ALONG THE SOUTHWEST PROPERTY LINE.

#### DRAINAGE WAY:

THE EASTERN SLOPE OF DRAINAGE WAY, WHICH IS ADJACENT TO THIS PROPERTY, WILL BE PROTECTED IN ACCORDANCE WITH THE FINAL CONSTRUCTION DRAWINGS APPROVED BY THE CITY.



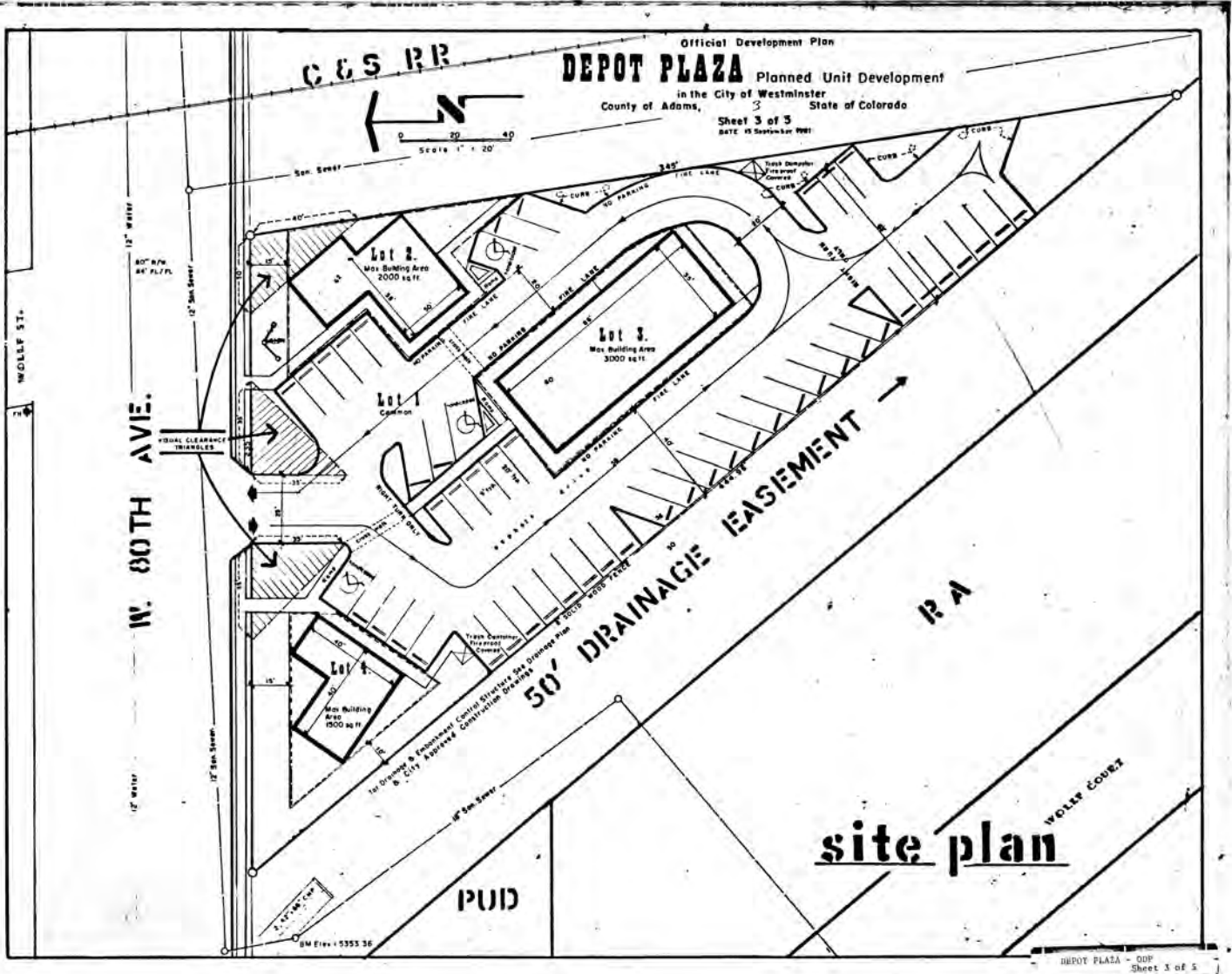
DEPOT PLAZA  
OFFICE BUILDING FOR SALE  
4800 W. 80th Ave.  
Westminster CO 80030

DRAWING - O.D.P.  
Depot Plaza  
PLANNED DEVELOPMENT - PINE, CALIFORNIA  
REVISIONS: 1/1/1991

DRAWING NUMBER  
3 of 5  
PLANNED DEVELOPMENT - PINE, CALIFORNIA  
REVISIONS: 1/1/1991

DRAWING NUMBER  
3 of 5  
PLANNED DEVELOPMENT - PINE, CALIFORNIA  
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DRAWING NUMBER  
3 of 5  
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# DEPOT PLAZA

## OFFICE BUILDING FOR SALE

### 4800 W. 80th Ave.

### Westminster CO 80030

DRAWING - O.D.P.  
Depot Plaza

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4 of 5

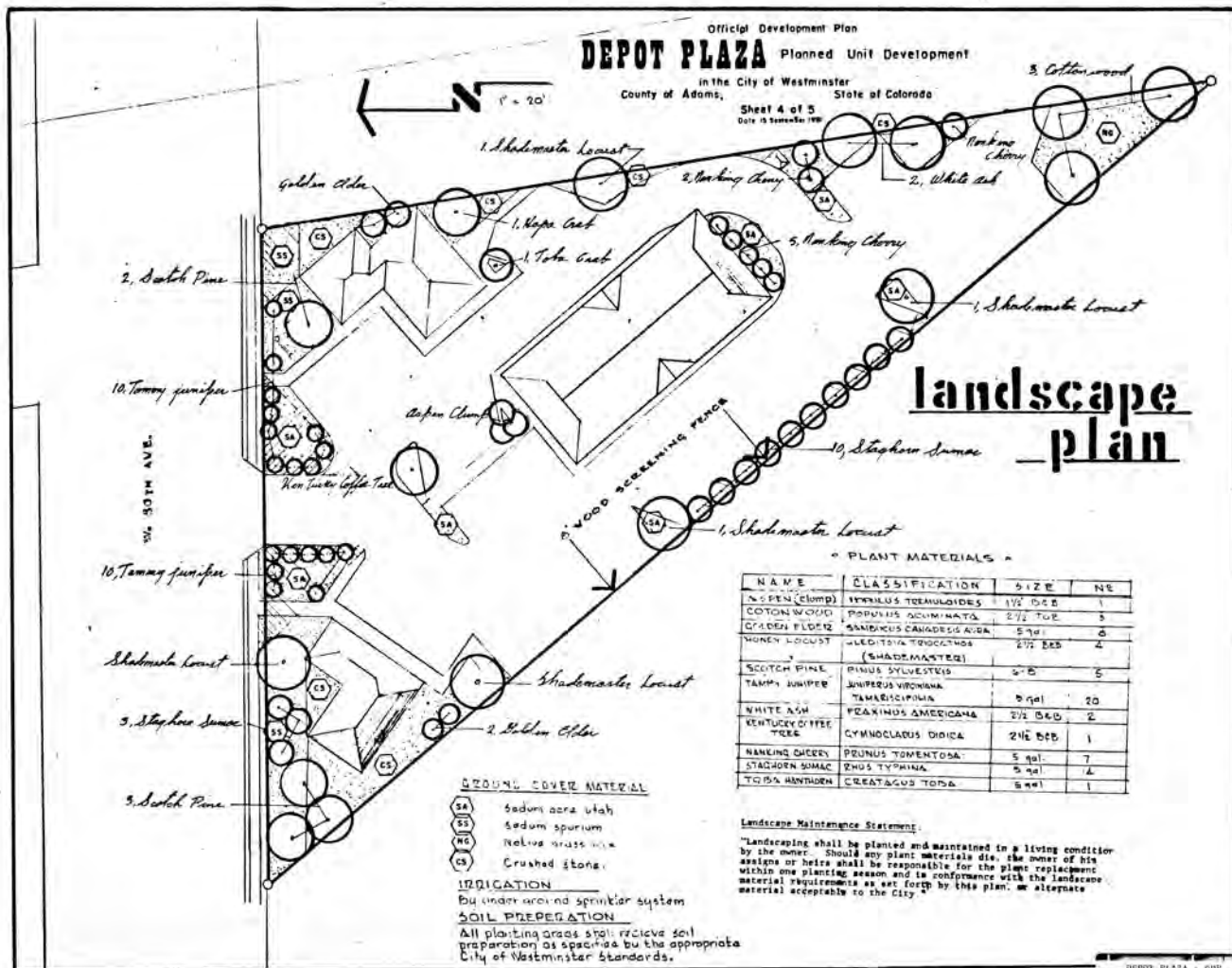
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DRAWING NUMBER

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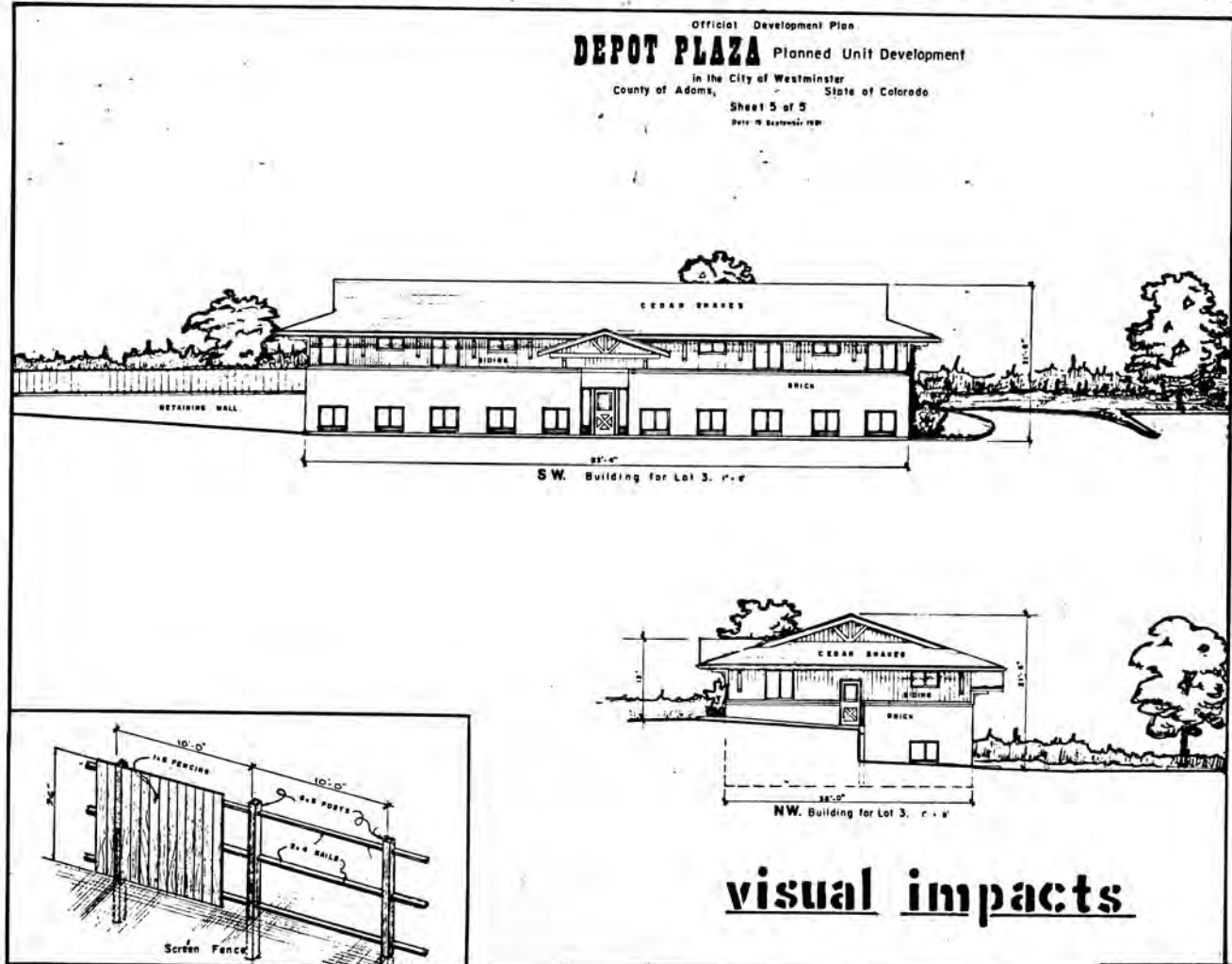
DEPOT PLAZA  
OFFICE BUILDING FOR SALE  
4800 W. 80th Ave.  
Westminster CO 80030

DRAWING - O.D.P.  
Depot Plaza  
PLAN HOLD CERTIFICATION - STATE, CALIFORNIA  
RECEIVED BY: [illegible]  
RECEIVED DATE: [illegible]

DRAWING NUMBER  
5 of 5  
PLAN HOLD CERTIFICATION - STATE, CALIFORNIA  
RECEIVED BY: [illegible]  
RECEIVED DATE: [illegible]

DRAWING NUMBER  
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RECEIVED DATE: [illegible]

DRAWING NUMBER  
PLAN HOLD CERTIFICATION - STATE, CALIFORNIA  
RECEIVED BY: [illegible]  
RECEIVED DATE: [illegible]



visual impacts

DEPOT PLAZA - ODP  
Sheet 5 of 5