

LOT 1 & LOT 2 BROADMOOR TOWNE CENTER NORTH FILING NO. 2 CONDITIONAL USE DEVELOPMENT PLAN 2050 SOUTHGATE ROAD, Ste. 170 COLORADO SPRINGS, COLORADO 80905

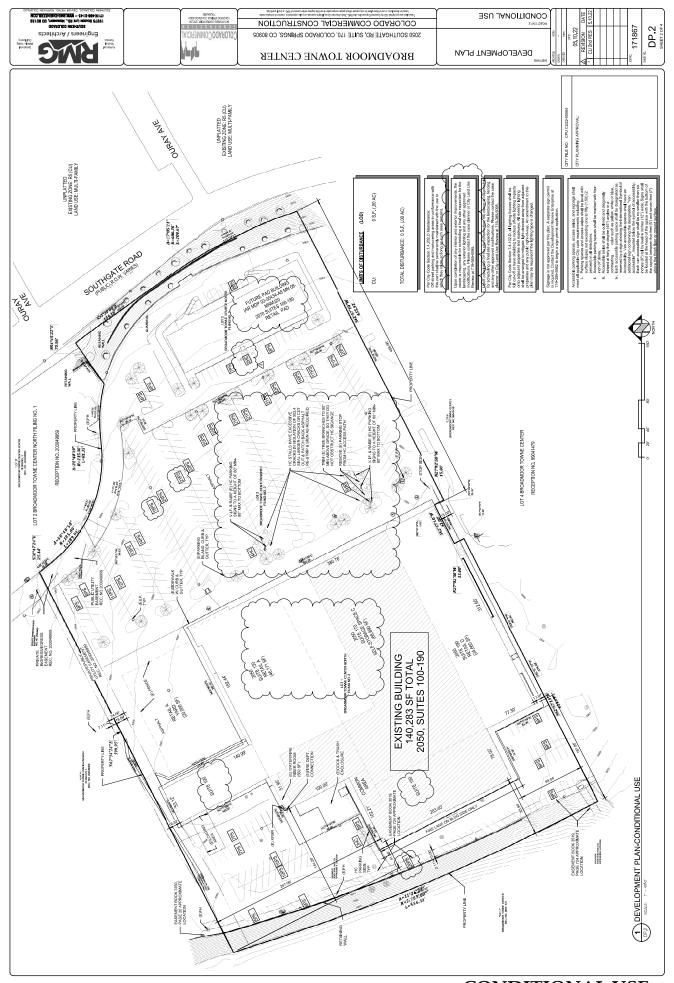
PROJECT TEAM

	APPROVAL			
on behalf of minor	AUG, 4, 2003	PROJEC	PROJECT INFORMATION:	
ter North 5,28 acres		DEVELOP	DEVELOPMENT NAME:	BROADMOOR TOWNE CENTER
Southgate		ADDRESS:	ADDRESS: LOT 1 (BUILDING); LOT 2 (PARKING LOT);	2050 SOUTHGATE RD, SUITE 100-190 2050 SOUTHGATE RD COL CRAIDO SPRINGS CO
on behalf of al Properties Broadmoor Develonment	OCT. 20, 2003	SCOPE OF WORK	WORK:	BULLDING FACADE MODIFICATION, PARKING LOT REVISION & FENCED OUTDOOR RETAIL DISPLAY LAYOUT
5 gate Road		TAX SCHEDULE NO LOT 1: LOT 2:	HEDULE NO: LOT 1: LOT 2:	6430408018 6430408018
on behalf of al Properties	DEC. 10, 2003	LEGAL DE	LEGAL DESCRIPTION:	LOT 1 & LOT 2 BROADMOOR TOWNE CENTER NORTH FILNO 2
Broadmoor ment Plan		SITE AREA		LOT 1 = 3.684 AC (160.490 SF) LOT 2 = 5.338 AC (232.524 SF)
ermediate Road,		LAND USE:		RETAIL
& Associates	SEP. 27, 2005	ZONING: MAY BI DO HOT	100	C5 (INTERMEDIATE BUSINESS)
or approval of whe Center		LOT COVERAGE:	RAGE	140,283 SF/393,014 SF = 35,69%
of 1,4431 outhgate		IMPERVIOUS AREA	US AREA:	BULLDING 140,283 SF PAVING 223,938 ISP SIDEWALKS 20,606 SF (IMPERVIOUS) TOTAL 20,004 OF (IMPERVIOUS)
on behalf al of a	JAN. 25, 2006	andacud	PROSpessED DRY SCHED: Y	ANINTERPRETE TO THE TOTAL TO TH
n for		PARKIN	PARKING DATA:	
liate		PARKING:		STANDARD: REQUIRED: PROVIDED:
omer or		USE M (RETAIL USE ST (WARK USE	USE M (RETAIL) USE ST (WAREHOUSE); 72,143 SF USE LANES) 28 LANES	1PS/300 SF 228 PS 1PS/1,000 SF 73 PS 1PS/LANE 28 PS
d the 1 ion of a spots. The	DEC, 8, 2011	BUILDING 2080: OSE M (RETAIL) USE M (RETAIL) USE AZ (RESTABAR):	7	329 PS 1PS/300 SF 20 PS 1PS/100 SF 60 PS
ned C5 to Public		BUILDING 2080 TO TOTAL SITE PARKI	BUILDING 2080 TOTAL: 11,885 SF TOTAL SITE PARKING:	80 PS 409 PS RECYD 495 PS PRVD
recontation by	OCT 0 2000	HC SPACES	S 501-1,100 PS 24CFD 1/6 OF RECYD	12 HC PS 12 HC PS 2 HC VAN PS 2 HC VAN PS
evelopment evelopment ed application i multi-tenant Intermediate	000 9, 2020	ALL PARK	NG AND ACCESS IS PROVIDED VIA	0
te Road.			SHEET LIST -	SDP
resentation by evelopment ad application ting d C-5 2050	NOV 23, 2020	SHEET NUMBER DP 2 DP 3 DP 3 DP 3	COVER SHEET DEVELOPMENT PLAN ELEVATIONS SECURITY PLAN	SIEGT NAME
resentation by t. If approved	NOV 23, 2020	"All striping as disabled shall	"All striping associated with accessible parking spaces for the disabled shall be updated prior to the Certicate of Occupancy."	s for the cuperioy.

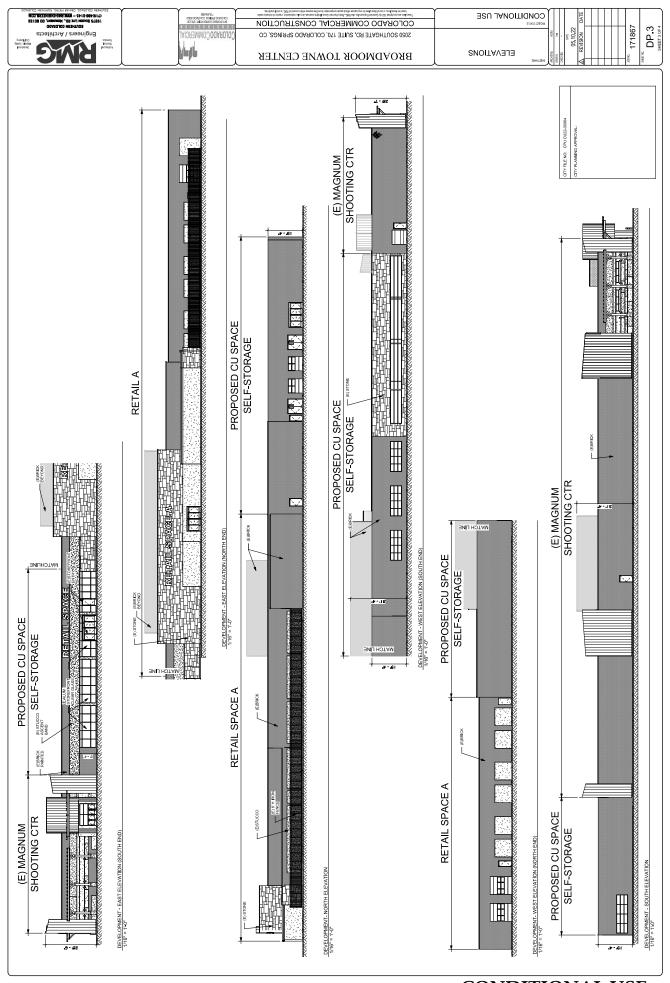
AMENDMENT HISTORY TABLE:	TABLE:	
FILE NO.	PURPOSE	DATE OF APPROVAL
AR MDP 02-00443 A1	Request by Obering Wurth & Associates on behalf of these-Scondings LLC for approach of a minor amendment to the Broadmoor Towne Center North Phase II Development Plan consisting of 55,28 acres zoned Cs (Commercial) located at 1902 Southgate Road.	AUG.4, 2003
AR NIDP 02-00443 A2	Request by Obering, Wurth & Associates on behalf of which the Western (LLC of okat Chornectal Properties for approved of a minor amendment to the Boardmoon forwer Center North, Filing No. 1-Resul Development Plan consisting of 12,8189 areas zoned C-5 (Commercial) located at 1812-1912 Southgate Road,	OCT, 20, 2003
AR MDP 02-00443 A3	Request by Obering, Wurth & Associates on behalf of Wew Heaver (M.C. LCO of Act Downered al Properties for approad of a minor amendment to the Bonatinoon Towno Center other, Filling No. To Development Plan consisting of 12,8199 aces zoned C-6 furthermedate Business) located at 1617-1902 Southgate Road.	DEC. 10, 2003
AR MDF 02-00443 A4	Request by Cinvillar Oldberge With & Ascociaess on beals of Keap Comment Properties on beals of Keap Comment Properties or a minut amendment to the Bosonicor Comme Context Morth Films Not. Development Plens is a Colifornia of the Context Colifornia of Context Context Colifornia of Context Colifornia of Context Colifornia of Context Context Colifornia of Context Context Colifornia of Context Colifornia of Context Context Colifornia of Context Contex	SEP 27, 2005
AR MDF 02-00443 A5	Request by Commercial Properties Associates on behalf of Kart Commercial Properties of a payon of a more mentioned to the evel-former (plant for Broadmort Orner Coeffee More (Infig No. 1 consisting of 1.44 acres is a C-5 (Informedial Business), problem 4 the policies comercial Submission Robard and Norman.	JAN, 25, 2006
AR MDF 02-00443 A6 MJ 08-MN01	Request by the Workela Company to amend the Broadmoot Towns Control With Fling No. 1 development plan in bridges the construction of a development plan free transpar for hor parking spoots. The men paid and the property consists of 1225 arens and 15 around CS (Informediate Business), No Distribution/No Public Molfredication*	DEC. 8, 2011
AR MIDP 02-00443 A8 MN 08-MN20	Request by Sears Heldings, LLC, with representation by Kor Enginest, to reprove die ampie development plan amendment. If approved the proposed application to admit allement of the construction of a bull multi-lement retail bulling. The property is corned C-6 full membrade business), and is located at 2000 Southgate Road.	OCT 9, 2020
AR MDF 02-00443 A8 MN 08-MJ20	Request by Seave Heldings, LLC, with representation by TRIGE Engineers, for approad of a mirror development plan amendment. If approach the proposed application would allow from terrollations of an establish commercial building. The property is zureed C-S (in filmmendiate business), and is located at 2000 Soutgate Read.	NOV 23, 2020
AR FP 20-00428	Request by Sears Hiddings, LLC, with representation by RNG Egipters, it suppored is faith plat. Till approved in the process application would allow for such southwestern of a lew I, Libeca prend from an existing of ISI-acro properfor him as existing of ISI-acro properfor was excorrectable building for a S-unit field center. The property is zoned C-S full-immediate business), an its boated at 2009 Southgate Road.	NOV 23, 2020
AR MDP 02-00443 A10 MN21	Request by Search Heldings, LL, with representation by Relucis Explainers, for approach of a minor development all plan amendment. Exterior Results (set OF Big R. The proparty is zoned C-5 filtermediate business), and is located at 2000 Southgate Road.	MAR -, 2022



LOOD PLAIN STATEMENT: NTE FALLS WITHIN FLOOD PLAIN ZONE X PER MAP JUMARER 08041C0737 G WITH EFFECTIVE DATE OF



CONDITIONAL USE DEVELOPMENT PLAN



CONDITIONAL USE DEVELOPMENT PLAN



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