

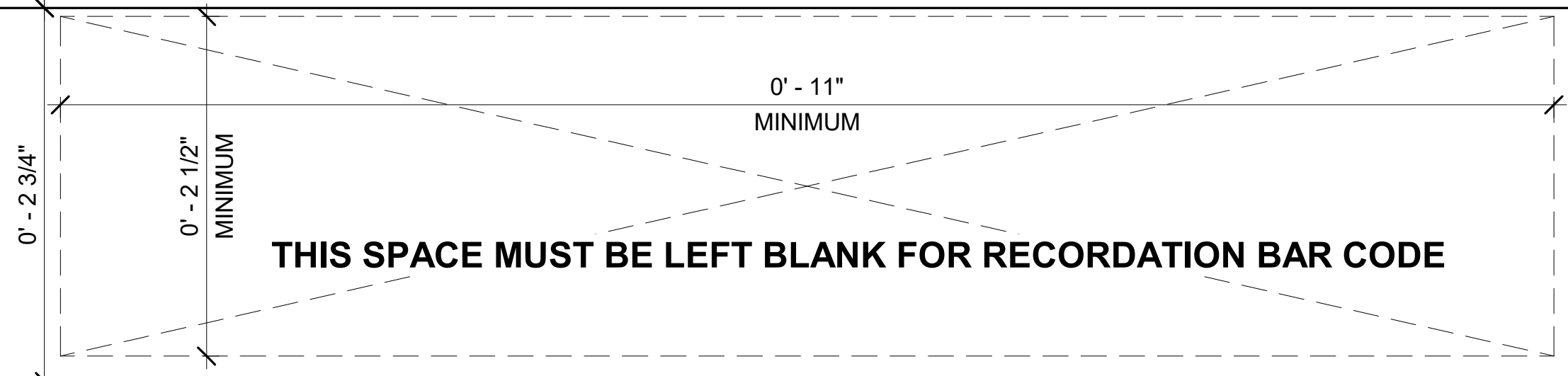
NOTE: IF ALL OF THIS INFORMATION CANNOT BE PLACED ON THIS SHEET WITH TEXT FONT SIZES THAT ARE AT A MINIMUM OF 5/64"; PLEASE PROVIDE A SECOND SHEET. FRONT COVER MUST HAVE LEGAL DESCRIPTIONS, VICINITY MAP, AND ALL SIGNATURE BLOCKS. SECOND SHEET MAY HAVE INDEX, GENERAL AND SITE SPECIFIC NOTES AND SITE STATISTICS TABLE; SPACE NOTED AS RESERVED BY CLERK MAY NOT BE REDUCED OR LOCATED OTHER THAN AS SHOWN

NAME OF DEVELOPMENT PLANNED BUILDING GROUP

MODIFICATION #1

LOCATED IN A PART OF THE SOUTH SECTION X, TOWNSHIP X SOUTH
RANGE XX OF THE XXX MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

STREET ADDRESS



ZONE LOT LEGAL DESCRIPTION:

ALL SHEETS
CLOUD ALL CHANGES ON ALL SHEETS WHERE THEY ARE SEEN
- CLOUD CHANGES IN SITE STATISTICS TABLE
- CLOUD CHANGES TO GENERAL NOTES
- CLOUD NARRATIVE
- ADD SHORT NARRATIVE TO EACH SHEET FOR CHANGES TO THAT SHEET

BASIS OF BEARING

- DO NOT CLOUD CHANGES TO TITLE BLOCK AND NOTATION IN LOWER RIGHT OF SHEETS
- DO NOT CLOUD SIGNATURE BLOCKS UNLESS OWNERSHIP HAS CHANGED
- DO NOT CLOUD INDEX

BENCHMARK

ALL SHEETS MUST HAVE THIS REVISED SHEET TITLE BLOCK; REFER TO SECTION 59-621 OF FORMER CHAPTER 59 TO DETERMINE IF REVISIONS CONSTITUTE A MODIFICATION.

IF REVISIONS DO NOT FALL UNDER THAT DEFINITION, THEN A PBG AMENDMENT WILL BE REQUIRED. AN AMENDMENT IS REVIEWED AS IF IT IS A NEW APPLICATION AND ALL SHEETS MUST BE SUBMITTED

CENTERLINE FOR TITLE BLOCK;
VICINITY MAP, INDEX AND NOTES

VICINITY MAP

SHOW SURROUNDING ZONE DISTRICTS

PREFERRED SCALE IS 1" = 500'

LABEL ALL MAJOR STREETS AND SHOW A DARK AREA FOR SITE; DO NOT USE PHOTOGRAPHIC MAPS; MAP MUST BE BLACK AND WHITE

SHOW WITH HATCH PATTERN AND LABEL ANY VIEW PLANE AT SUBJECT SITE; PROVIDE VIEW PLANE INFORMATION IN SITE SPECIFIC NOTES BELOW

PROVIDE NORTH ARROW ON ALL PLANS



VICINITY MAP

1" = 500'

SHEET INDEX

REVISE SHEET INDEX PER THE EXAMPLE (ENLARGED AT LEFT FOR CLARITY). CONTINUE TO ADD COLUMNS FOR ADDITIONAL AMENDMENTS OR MODIFICATIONS

GENERAL NOTES

- THIS PLANNED BUILDING GROUP WAS REVIEWED UNDER THE FORMER CHAPTER 59 VERSION EFFECTIVE DATE FEBRUARY 11, 1955, AS AMENDED THROUGH MARCH 26, 2010.
- FENCES, WALLS, SIGNS, AND ACCESSORY STRUCTURES MAY BE SUBJECT TO SEPARATE REVIEWS AND PERMITS.
- AN ACCESS EASEMENT FOR EMERGENCY SERVICES IS HEREBY GRANTED ON AND ACROSS ALL AREAS FOR POLICE, FIRE, MEDICAL, AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES.
- WHERE PRIVATE ROADWAYS SERVE AS REQUIRED FIRE LANES OR FIRE APPARATUS ACCESS ROADS, "FIRE LANE" SIGNAGE NEEDS TO BE POSTED AS REQUIRED BY DENVER FIRE CODE SECTION 503.3. FIRE LANE DESIGNATIONS AND SIGNAGE LOCATIONS NEEDS TO BE SHOWN ON THE SITE PLAN. PRIVATE ROADWAYS SERVING AS FIRE LANES NEED TO BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED DOTI ROADWAY SECTION PER DENVER FIRE CODE SECTION 503.2.1.
- ACCESSIBLE PARKING SPACES MUST BE IDENTIFIED BY SIGNS AND ON PAVEMENT SURFACES WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA).
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH ADA REQUIREMENTS.
- SITE(S) SHALL BE LANDSCAPED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY (CO) DURING THE GROWING SEASON OF APRIL 1ST TO OCTOBER 1ST. ALL OTHER TIMES, THE INDIVIDUAL SITES SHALL BE LANDSCAPED WITHIN 45 (FORTY-FIVE) DAYS OF THE START OF THE FOLLOWING GROWING SEASON.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN UNDERGROUND AUTOMATED IRRIGATION SYSTEM. TREES, SHRUBS AND DECORATIVE GRASSES WILL BE IRRIGATED BY A SEPARATE ZONE FROM SOD/GRASS; THIS INCLUDES TREES PLANTED IN SOD/GRASS AREA. THE IRRIGATION SYSTEM IS TO HAVE A RAIN SENSOR SHUTOFF INSTALLED.
- PRIVATE ROADWAYS ARE NON-DEDICATED STREETS AND WILL NOT BE MAINTAINED BY THE CITY AND COUNTY OF DENVER.
- TRASH REMOVAL SHALL BE (PROVIDE DESCRIPTION FOR TRASH REMOVAL) PER ARTICLE III, SEC 48 OF THE DENVER MUNICIPAL CODE. TRASH RECEPTACLES NEED TO BE PROVIDED BY A PRIVATE TRASH REMOVAL SERVICE IF THE RESIDENTIAL MULTI-UNIT DWELLING EXCEEDS 8-UNITS.
- GREEN BUILDING ORDINANCE COMPLIANCE WILL BE ACHIEVED THROUGH (FILL IN).
- DEVELOPMENT RESULTING FROM THIS PLANNED BUILDING GROUP IS SUBJECT TO THE TRANSPORTATION DEMAND MANAGEMENT (TDM) ORDINANCE NO. 20210342 AND ADOPTED RULES AND REGULATIONS. THE APPROVED TDM PLAN, AND ANY MODIFICATIONS TO THE PLAN, ARE ON FILE WITH THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE, FILE #.

SITE SPECIFIC NOTES

SITE SPECIFIC NOTES WOULD INCLUDE ANY APPLICABLE TO THE PROJECT INCLUDING BUT NOT LIMITED TO:

- VIEW PLANE APPLICABILITY
- ZONE LOT AMENDMENT
- SHARED PARKING AGREEMENT
- ZONING EXCEPTIONS
- OTHER NOTES AS REQUIRED BY THE CITY.

LEAVE THIS LINE SHOWING THE ORIGINAL PROJECT MASTER NUMBER (20XXPM0000YYY AND ADD INFORMATION SHOWN BELOW IN RED

OWNER'S CERTIFICATION

I (WE), THE UNDERSIGNED, SHALL COMPLY WITH ALL REGULATIONS CONTAINED IN THE FORMER CHAPTER 59 OF THE REVISED MUNICIPAL CODE OF THE CITY AND COUNTY OF DENVER. THE FOLLOWING SIGNATURES CONSTITUTE ALL OWNERS AND HOLDERS OF DEEDS OF TRUST FOR LAND AND STRUCTURES INCLUDED IN THIS PLAN:

COMPANY NAME, INC.

NEW SIGNATURE BLOCK AND NEW SIGNATURES FROM ALL OWNERS

BY: _____ DATE: _____
PRINT OWNER NAME

STATE OF COLORADO
CITY AND COUNTY OF DENVER

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____

BY _____ (OWNER NAME)

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

ADDRESS

SURVEYOR'S CERTIFICATION

ADD NOTE: SURVEYOR'S CERTIFICATION WAS PROVIDED ON THE ORIGINAL PBG (NO NEW SIGNATURE IS REQUIRED)

APPROVALS

APPROVED BY: _____ DATE _____
FOR THE ZONING ADMINISTRATOR

APPROVED BY: _____ DATE _____
FOR THE MANAGER OF COMMUNITY PLANNING AND DEVELOPMENT

NEW SIGNATURE BLOCK REQUIRED

AN APPROVED PLANNED BUILDING GROUP SHALL EXPIRE AFTER 18 MONTHS FROM THE DATE OF APPROVAL IF AN APPROVED ZONING PERMIT AND BUILDING PERMIT (AS APPLICABLE) HAVE NOT BEEN OBTAINED AND IF CONSTRUCTION, (AS APPLICABLE) HAS NOT STARTED.

CLERK AND RECORDER'S CERTIFICATION

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO
JSS.

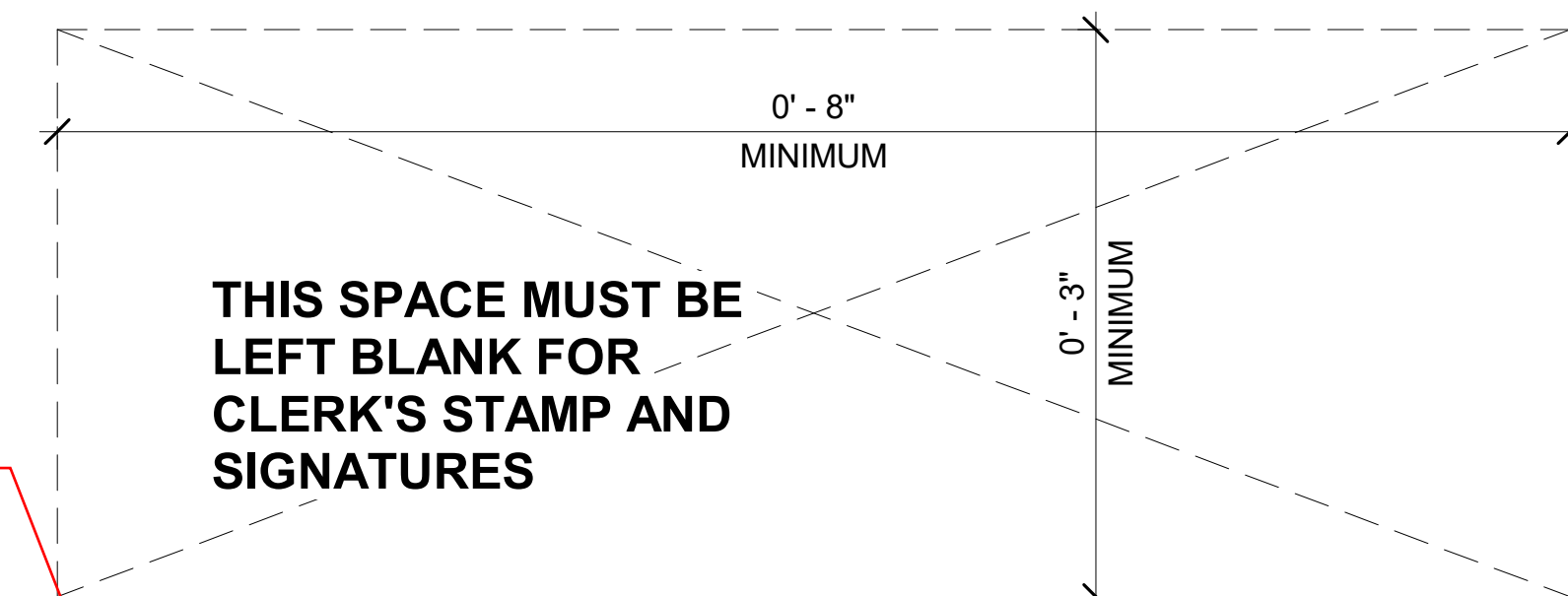
CITY AND COUNTY OF DENVER

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M., _____, 20____ AND DULY RECORDED UNDER RECEPTION # _____

CLERK AND RECORDER; EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER

BY: _____, DEPUTY

NEW SIGNATURE BLOCK REQUIRED



COVER
1
1 OF XX

SITE STATISTICS:

IF THE PROPOSED CHANGES CONSTITUTE AN AMENDMENT PER SECTION 59-621 OF FORMER CHAPTER 59, REFER TO THE TEMPLATE FOR A PBG AMENDMENT

USE SHEET INDEX ORDER TO MATCH ORIGINAL PBG DOCUMENTS; PUT AN 'X' NEXT TO ALL SHEETS IN THE SDP COLUMN. PUT AN 'X' IN THE COLUMN OF THE AMENDMENT FOR SHEETS THAT WERE CHANGED. IF ONLY ONE AMENDMENT HAS BEEN ISSUED SHOW ONLY THAT COLUMN.

SHEET INDEX	PBG	MODIFICATION 1	AMENDMENT 1
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			

NOTE RECORDATION NUMBER OF ORIGINAL PBG.

ADD NOTE: FOR SHEETS NOT INCLUDED WITH THIS PBG SET, REFER TO THE PREVIOUSLY RECORDED PBG.

THIS MODIFICATION #1 (OR APPROPRIATE NUMBER) ALONG WITH THE PREVIOUSLY APPROVED PBG OR PBG AMENDMENTS AND ANY PREVIOUS MODIFICATIONS CONSTITUTE THE APPROVED PBG FOR THIS SITE

MODIFICATION #1 NARRATIVE

NARRATIVE FOR MODIFICATION:
DESCRIPTION OF CHANGES MADE IN THE PBG REVISED DOCUMENTS (CLOUD ALL CHANGES ON SHEETS WHERE THEY ARE SEEN WITH THE EXCEPTION OF TITLE BLOCK AND LOWER RIGHT TITLE INFO, SIGNATURE BLOCKS UNLESS OWNERSHIP HAS CHANGED)