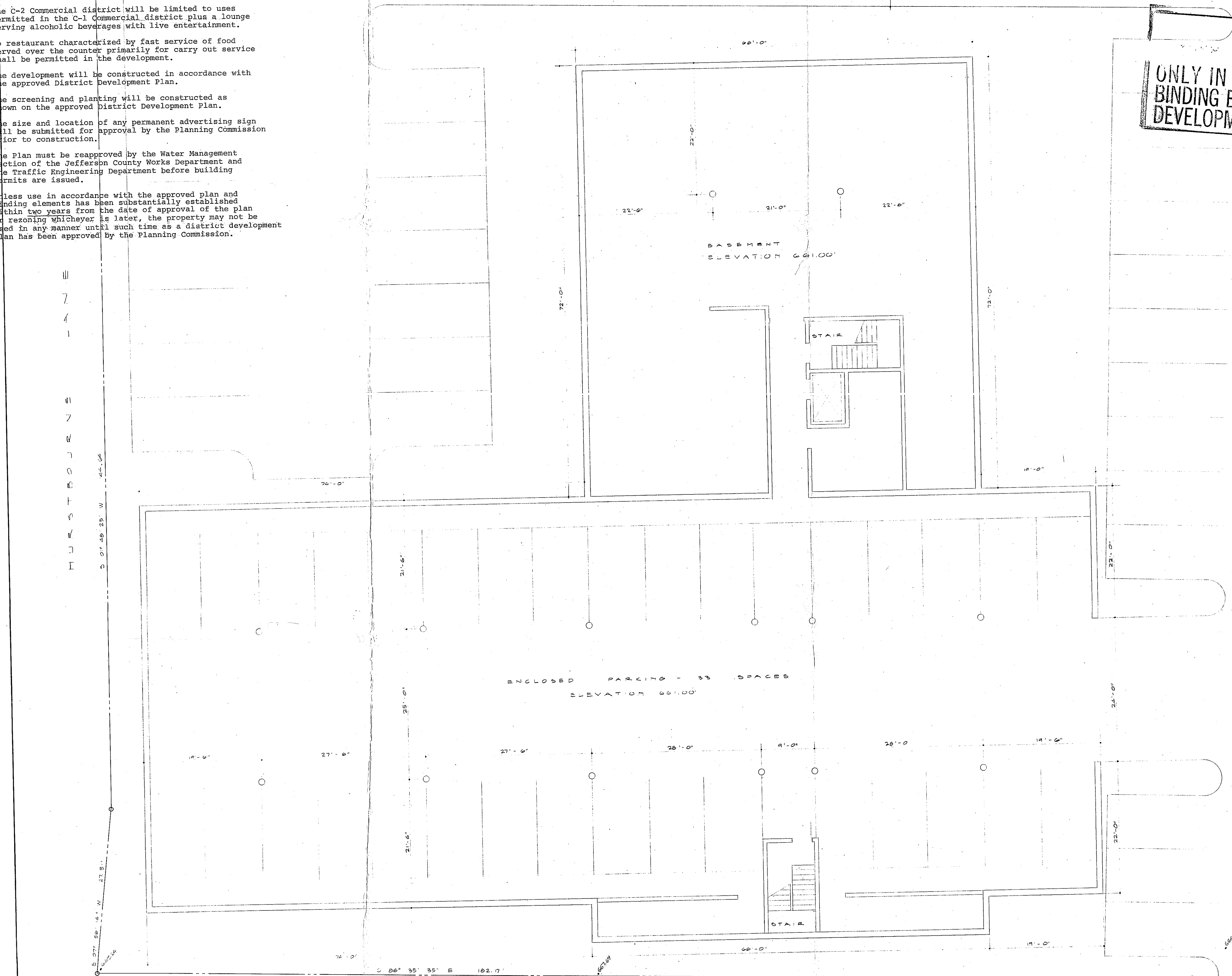


Revisions:

NOTE: These are the binding elements that were adopted for the entire development; some may not be applicable to this particular plan.

- BINDING ELEMENTS**
- The C-2 Commercial district will be limited to uses permitted in the C-1 Commercial district plus a lounge serving alcoholic beverages with live entertainment.
  - No restaurant characterized by fast service of food served over the counter primarily for carry out service shall be permitted in the development.
  - The development will be constructed in accordance with the approved District Development Plan.
  - The screening and planting will be constructed as shown on the approved District Development Plan.
  - The size and location of any permanent advertising sign will be submitted for approval by the Planning Commission prior to construction.
  - The Plan must be reapproved by the Water Management Section of the Jefferson County Works Department and the Traffic Engineering Department before building permits are issued.
  - Unless use in accordance with the approved plan and binding elements has been substantially established within two years from the date of approval of the plan or rezoning whichever is later, the approval of the plan used in any manner until such time as a district development plan has been approved by the Planning Commission.



**NOTICE**  
PERMITS SHALL BE ISSUED  
ONLY IN CONFORMANCE WITH THE  
BINDING ELEMENTS OF THIS DISTRICT  
DEVELOPMENT PLAN

Revised  
APPROVED DISTRICT  
DEVELOPMENT PLAN  
9-45-78  
POCKET NO. 11418  
APPROVAL DATE 1/14/83  
EXPIRATION DATE 1/14/83  
SIGNATURE OF *Janet A. Dins*  
See Binding Elements  
PLANNING COMMISSION

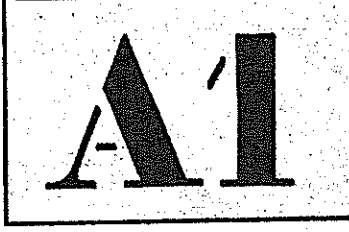
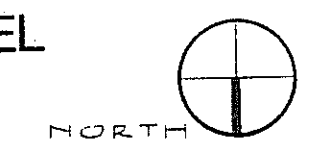
PRELIMINARY APPROVAL  
SURFACE WATER CONTROL  
Conditions of Approval:  
*Michael R. ...*  
WATER MANAGEMENT ENGINEER  
JEFFERSON COUNTY

PRELIMINARY APPROVAL  
DEVELOPMENT PLAN  
CONDITIONS:  
BY: *Steve ...*  
DATE: 1-15-80  
JEFFERSON COUNTY  
DEPT. OF PUBLIC WORKS

PRELIMINARY REVIEW  
DEVELOPMENT PLAN  
FOR DECKET ONLY  
1-7-81 *William ...*  
DATE JEFF. CO. FIRE SAFETY OFFICER RECEIVED  
JAN 8 1981

AREA OF SITE 92,620 SQ. FT.  
1ST LEVEL AREA 52,000 SQ. FT. GROSS  
2ND LEVEL AREA 22,000 SQ. FT. GROSS  
TOTAL BUILDING AREA 74,000 SQ. FT. GROSS

BASEMENT LEVEL  
Scale 1/8" = 1'-0"



9-45-76