

AIRPORT INFLUENCE AREA (AIA) NOTE  
(OFF-SITE IMPROVEMENTS)  
THE OWNER(S), DEVELOPER(S) AND THEIR RESPECTIVE  
SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

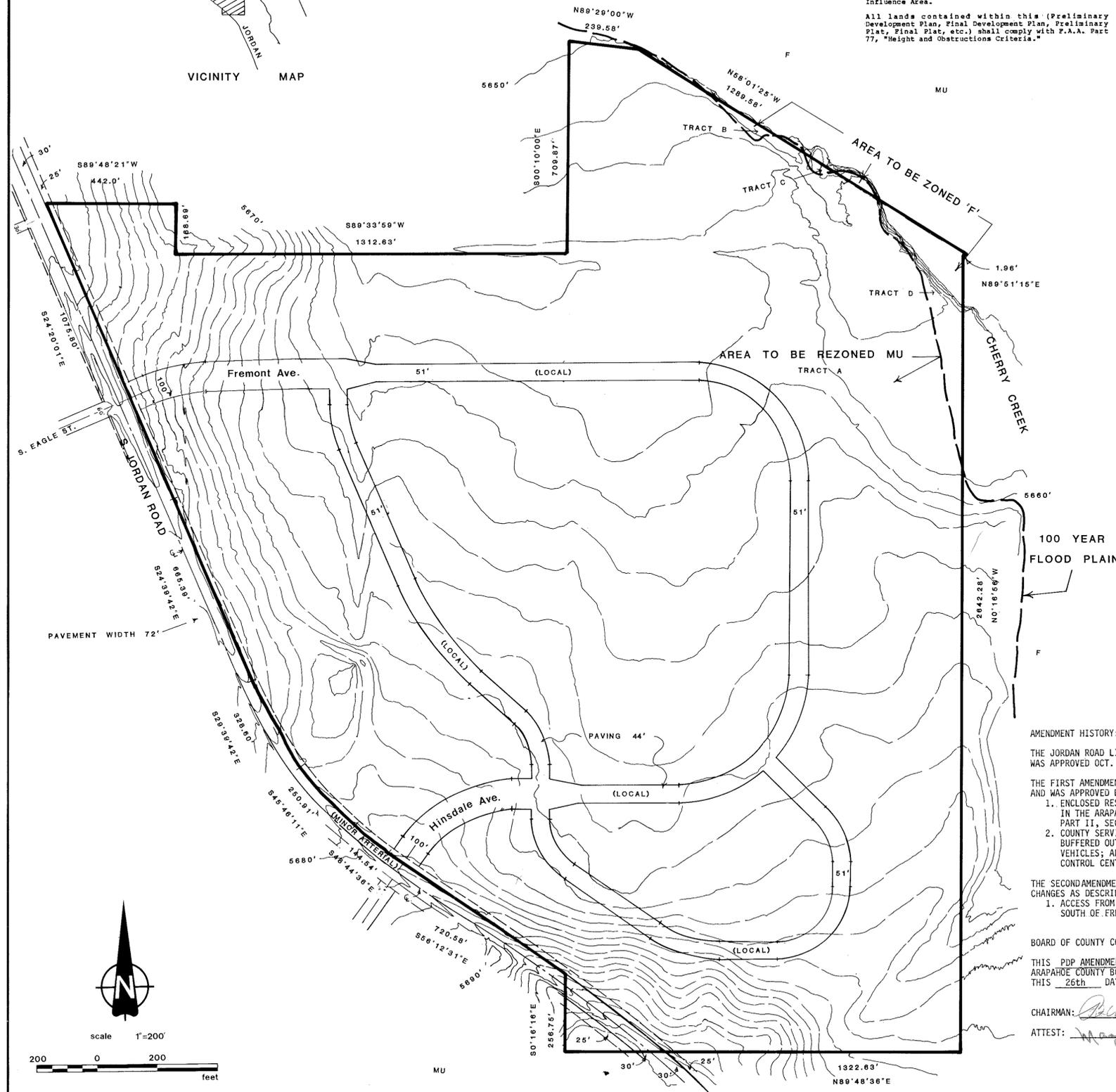
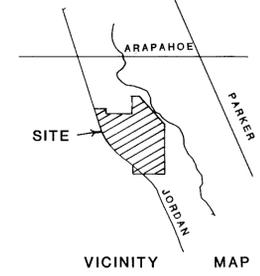
- To carry out one or more of the following as may be required by the Board of County Commissioners:
  - a) To include said development within a special district for the purpose of participating in the construction of necessary off-site improvements at the time of approval of final development plans.
  - b) To cooperate with other owners of other parcels and/or other special districts in off-site roadway improvements as necessitated by development impacts as may be determined by the Board of County Commissioners.
- To complete such other improvements to public roadways brought about or impacted by this development as may be determined by the Board of Commissioners.
- To participate and cooperate in any transportation management program as specified in the Arapahoe Airport Influence Area Transportation Study if such a program is approved and/or adopted by the Board of County Commissioners.

AIRPORT INFLUENCE AREA (AIA) NOTE  
(EASEMENT/HAZARD EASEMENT)

An Aviation and Hazard Easement affecting #11 property contained within this (Preliminary Development Plan, Final Development Plan, Preliminary Plat, Final Plat, etc.) has been legally executed. Said easement document can be found in Book 3515, Page 160, of the records of the Arapahoe County Clerk and Recorder.

The lands contained within this (Preliminary Development Plan, Final Plat, etc.) lie within the Centennial Airport Influence Area, an area which is likely to be affected by aircraft operations and their potential noise and/or crash hazards to a greater degree than lands situated outside of the Influence Area.

All lands contained within this (Preliminary Development Plan, Final Development Plan, Preliminary Plat, Final Plat, etc.) shall comply with P.A.A. Part 77, "Height and Obstructions Criteria."



### DESIGN AND USE STANDARDS

- USE STANDARDS:** GENERAL OFFICES; RETAIL BUSINESS; INDUSTRIAL AND WAREHOUSE USES WITH OUTDOOR STORAGE, INCLUDING THE FOLLOWING SPECIFIC USES:
- ENCLOSED RESOURCE RECOVERY OPERATION AS DEFINED IN THE ARAPAHOE COUNTY ZONING REGULATIONS, PART (II), SECTION 15, SUBPART B (6);
  - COUNTY SERVICE CENTER, INCLUDING SCREENED AND BUFFERED OUTDOOR STORAGE OF MATERIALS, VEHICLES; AND EQUIPMENT; AND INCLUDING AN ANIMAL CONTROL CENTER;
- SLEEPING FACILITIES FOR THE NIGHT WATCHMEN AND CARETAKERS EMPLOYED ON THE PREMISES WILL BE PERMITTED AS AN ACCESSORY USE; HOWEVER, THERE SHALL BE NOT MORE THAN 40% OFFICE/RETAIL OF WHICH NOT MORE THAN 75,000 SQ. FT. SHALL BE FREE-STANDING (NON-ACCESSORY) RETAIL.
- MAXIMUM BUILDING HEIGHT:** THE MAXIMUM HEIGHT OF BUILDINGS WILL BE 70 FEET. HOWEVER, BUILDINGS ADJACENT TO JORDAN ROAD WILL BE LIMITED TO 50 FEET. BUILDING HEIGHTS WILL GENERALLY INCREASE THE GREATER THE DISTANCE FROM JORDAN ROAD. THE HIGHEST BUILDINGS WILL BE LOCATED ALONG CHERRY CREEK.
- MINIMUM OPEN SPACE:** THE MINIMUM OPEN SPACE SHALL BE 20% OVER THE ENTIRE SITE. HIGHER PERCENTAGES SHALL BE ASSOCIATED WITH HIGHER BUILDINGS.
- PARKING:** PARKING PLANS WILL BE INCLUDED ON THE FINAL DEVELOPMENT PLANS AND SHALL BE BASED UPON THE INTENDED USE. THE RANGE WILL BE BETWEEN 1 AND 4 SPACES PER 1000 SQUARE FEET OF G.L.A.
- BUILDING SETBACKS:** NO BUILDING SHALL BE BUILT CLOSER THAN 30 FEET TO THE RIGHT-OF-WAY OF JORDAN ROAD. MULTIPLE STRUCTURES MAY BE PERMITTED ON ANY LOT, HOWEVER, NO BUILDING SHALL BE BUILT CLOSER THAN 10 FEET FROM ANY OTHER BUILDING. BUILDINGS MAY BE BUILT ACROSS LOT LINES WHERE ANY SAID LOTS ARE IN A SINGLE OWNERSHIP. FRONT YARD SETBACKS SHALL BE NOT LESS THAN 25 FEET. REAR AND SIDE YARD SETBACKS SHALL BE NOT LESS THAN 20 FEET. ALL STRUCTURES SHALL SET BACK NOT LESS THAN 20 FEET FROM ANY INTERNAL ROADWAY. ZERO LOT LINES SHALL BE PERMITTED.
- FLOOR AREA RATIO:** THE OVERALL FLOOR AREA RATIO FOR THE SITE SHALL NOT EXCEED .63. HOWEVER, THE MAXIMUM FAR ON ANY ONE LOT SHALL NOT EXCEED 1.0 FAR. GENERALLY, THE HIGHER FAR SITES SHALL BE CLOSER TO CHERRY CREEK.
- PROPERTY ACCESS:** NO DIRECT ACCESS SHALL BE PERMITTED FROM SOUTH JORDAN ROAD TO ANY LOT SOUTH OF FREMONT AVENUE. ONE DIRECT ACCESS TO JORDAN ROAD FOR THE LOT NORTH OF FREMONT DRIVE WILL BE CONSIDERED AND REVIEWED AT THE TIME OF F.D.P.
- LANDSCAPING PLANS:** LANDSCAPING AND SCREENING PLANS WILL BE SUBMITTED WITH INDIVIDUAL FINAL DEVELOPMENT PLANS AND SUCH PLANS SHALL SHOW GENERAL TYPES AND LOCATIONS OF PLANTING MATERIALS AND HOW SUCH LANDSCAPING MATERIALS SHALL BE MAINTAINED. LOT USERS WILL BE REQUIRED TO PAY PARTICULAR ATTENTION TO SELECTING PLANT MATERIALS WHICH ARE DROUGHT RESISTANT AND ADAPTABLE TO THE COLORADO CLIMATE. IN THOSE AREAS DESIGNATED ON THE PLAN OR BY THE DEVELOPER AS COMMON OPEN SPACE AREA, THE DEVELOPER WILL PROVIDE COVENANTS AT THE TIME OF PLATTING DESCRIBING HOW SUCH COMMON AREAS WILL BE MAINTAINED.
- CONSTRUCTION AND SALES TRAILERS:** CONSTRUCTION AND SALES TRAILERS SHALL BE PERMITTED DURING THE CONSTRUCTION PERIOD.
- LIGHTING:** LIGHTING WILL BE DIRECTIONAL AND DESIGNED IN SUCH A MANNER AS TO ELIMINATE GLARE BEYOND THE PROPERTY LINE.
- SIGNS:** THERE MAY BE ONE DOUBLE FACED PROJECT IDENTIFICATION SIGN AT EACH ENTRANCE TO THE PROJECT. SAID SIGNS SHALL NOT EXCEED 12 FEET IN HEIGHT NOR 60 SQUARE FEET PER FACE. EACH LOT MAY HAVE ONE DOUBLE FACED SIGN NOT TO EXCEED 48 SQUARE FEET PER FACE. ONE SIGN MAY BE ATTACHED TO EACH BUILDING IDENTIFYING THE USES WITHIN. SAID SIGN SHALL NOT EXCEED 10 SQUARE FEET. ALL OTHER FREE STANDING SIGNS SHALL BE SHOWN ON THE FINAL DEVELOPMENT PLANS. TWO TEMPORARY IDENTIFICATION AND ADVERTISING SIGNS SHALL BE PERMITTED DURING THE CONSTRUCTION PHASE OF THE PROJECT BUT SHALL NOT EXCEED THE SIZE OF THE PERMANENT PROJECT IDENTIFICATION SIGNS.
- LEGAL DESCRIPTION:** TRACT A - MU ZONED AREA:  
A TRACT OF LAND LYING IN SECTION 29 AND SECTION 30, TOWNSHIP 5 SOUTH, RANGE 66 WEST, ARAPAHOE COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE WEST 1/4 CORNER OF ABOVE SAID SECTION 29, AND CONSIDERING THE WEST LINE OF THE SOUTHWEST 1/4 TO BEAR SOUTH 0°16'16" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 89°33'59" EAST, A DISTANCE OF 1312.63 FEET TO THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF ABOVE SAID SECTION 30; THENCE NORTHERLY ALONG THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/2 OF SECTION 30, A DISTANCE OF 168.69 FEET TO A POINT, SAID POINT BEING 2458.14 FEET SOUTHERLY OF THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF ABOVE SAID SECTION 30; THENCE SOUTH 89°48'21" WEST, A DISTANCE OF 442.0 FEET MORE OR LESS TO THE EAST RIGHT-OF-WAY LINE OF JORDAN ROAD MONUMENTED BY PIN AND CAP LS #4440; THENCE ALONG ABOVE SAID EAST RIGHT-OF-WAY LINE SOUTH 24°20'01" EAST A DISTANCE OF 1075.80 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF JORDAN ROAD THE FOLLOWING 5 COURSES:  
1. THENCE SOUTH 24°39'42" EAST, A DISTANCE OF 665.39 FEET;  
2. THENCE SOUTH 29°39'42" EAST, A DISTANCE OF 328.60 FEET;  
3. THENCE SOUTH 45°46'11" EAST, A DISTANCE OF 250.91 FEET;  
4. THENCE SOUTH 48°44'36" EAST, A DISTANCE OF 144.54 FEET;  
5. THENCE SOUTH 56°12'31" EAST, A DISTANCE OF 720.58 FEET;  
TO A POINT ON THE WEST LINE OF THE ABOVE SAID SECTION 29;  
THENCE SOUTH 0°16'16" EAST ALONG THE ABOVE SAID WEST LINE, A DISTANCE OF 25.75 FEET TO THE SOUTHWEST CORNER OF ABOVE SAID SECTION 29; THENCE NORTH 89°48'36" EAST ALONG THE SOUTH LINE OF ABOVE SAID SECTION 29, A DISTANCE OF 1322.63 FEET TO THE SOUTHWEST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29; THENCE NORTH 0°16'16" WEST ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, A DISTANCE OF 2642.28 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29; THENCE NORTH 89°51'15" EAST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 29, A DISTANCE OF 1.96 FEET; THENCE NORTH 58°01'25" WEST, A DISTANCE OF 1282.58 FEET; THENCE NORTH 89°29'00" WEST, A DISTANCE OF 239.58 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF ABOVE SAID SECTION 29; THENCE SOUTH 00°10'00" EAST ALONG THE ABOVE SAID SECTION LINE, A DISTANCE OF 709.87 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 152.32 ACRES MORE OR LESS.  
EXCEPT THE FOLLOWING AREAS TO BE ZONED FLOOD PLAIN:  
THREE TRACTS OF LAND LYING IN SECTION 29, TOWNSHIP 5 SOUTH, RANGE 66 WEST, OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
TRACT B:  
BEGINNING AT THE WEST 1/4 CORNER OF ABOVE SAID SECTION 29 AND CONSIDERING THE WEST LINE OF THE SOUTHWEST 1/4 TO BEAR SOUTH 0°16'16" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE N 0°10'00" W, ALONG THE WEST LINE OF THE NW1/4 OF SAID SECTION 29, 709.87 FEET; THENCE S 83°29'00" E, 239.58 FEET; THENCE S 58°01'25" E, 247.75 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG BEFORE DESCRIBED LINE, 285.00 FEET; THENCE S 80°25'21" W, 33.35 FEET; S 45°00'00" W, 35.36 FEET; THENCE N 45°22'35" W, 258.35 FEET, TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 0.18 ACRES MORE OR LESS.  
TRACT C:  
BEGINNING AT THE WEST 1/4 CORNER OF ABOVE SAID SECTION 29 AND CONSIDERING THE WEST LINE OF THE SOUTHWEST 1/4 TO BEAR SOUTH 0°16'16" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE 632.75 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG BEFORE DESCRIBED LINE, 120.00 FEET; THENCE S 45°32'21" W, 34.33 FEET; THENCE N 60°15'18" W, 40.31 FEET; THENCE N 32°02'04" W, 79.73 FEET; TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 0.06 ACRES MORE OR LESS.

**AMENDMENT HISTORY:**  
THE JORDAN ROAD LIMITED PARTNERSHIP PDP, Z83-25, WAS APPROVED OCT. 3, 1983.  
THE FIRST AMENDMENT CLARIFIED THE FOLLOWING USES: AND WAS APPROVED BY THE BOCC ON MAY 3, 1988 (A88-9)  
1. ENCLOSED RESOURCE RECOVERY OPERATION AS DEFINED IN THE ARAPAHOE COUNTY ZONING REGULATIONS, PART II, SECTION 15, SUBPART B (6);  
2. COUNTY SERVICE CENTER, INCLUDING SCREENED AND BUFFERED OUTDOOR STORAGE OF MATERIALS; VEHICLES; AND EQUIPMENT; INCLUDING AN ANIMAL CONTROL CENTER.  
THE SECOND AMENDMENT SETS FORTH THE FOLLOWING CHANGES AS DESCRIBED:  
1. ACCESS FROM SOUTH OF JORDAN ROAD BE LIMITED SOUTH OF FREMONT AVENUE.  
**BOARD OF COUNTY COMMISSIONERS APPROVAL**  
THIS PDP AMENDMENT APPROVED BY THE ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS THIS 26th DAY OF JULY A.D. 1988.  
**CHAIRMAN:** [Signature]  
**ATTEST:** [Signature]

\*AFTER FINAL DEVELOPMENT PLAN APPROVAL, ISSUANCE OF INDIVIDUAL BUILDING PERMITS WILL BE SUBJECT TO THE FOLLOWING STIPULATION AND/OR CONDITION PRECEDENT WHICH OWNER AGREES TO IN CONJUNCTION WITH APPROVAL OF THE FINAL P.U.D. AND FINAL PLAT. THAT BUILDING PERMITS WILL BE ISSUED ONLY AFTER THE OWNERS GUARANTEE PUBLIC IMPROVEMENTS IN A FORM ACCEPTABLE TO THE BOARD OF COUNTY COMMISSIONERS PURSUANT TO STATUTE.  
- NO FINAL DEVELOPMENT PLAN SHALL BE SUBMITTED UNLESS THE PARCEL HAS DIRECT ACCESS TO AN IMPROVED STREET OR PLANS FOR IMPROVEMENTS FOR THE STREET HAVE BEEN SUBMITTED.  
- THE MINIMUM OPEN SPACE SHALL BE 20% FOR BUILDINGS UP TO 25 FEET HIGH, 25% FOR BUILDINGS BETWEEN 25 AND 50 FEET HIGH, 30% FOR BUILDINGS BETWEEN 50 AND 75 FEET HIGH AND 35% FOR BUILDINGS BETWEEN 75 AND 100 FEET HIGH.

DATE	REV. NO.	DATE
APRIL, 1983	1	MAY, 1983
	2	MAY, 1983
	3	JULY, 1983
	4	JULY, 1983
	5	JULY, 1983
	6	JULY, 1983

**LANDAIDE, INC.**  
5655 SOUTH DELAWARE STREET  
LITTLETON, COLORADO 80120  
(303) 794-3972

**JORDAN ROAD PARTNERSHIP**  
6868 S. REVERE PKWY.  
SUITE 200  
ENGLEWOOD, COLORADO 80112  
773-3030

**JORDAN ROAD LIMITED PARTNERSHIP**  
SECOND AMENDED  
PRELIMINARY DEVELOPMENT PLAN

WASTE DISPOSAL SPECIALISTS (SOUTH RD) PDP A88-19

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