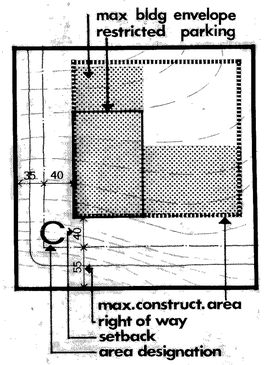
0 100 200 300

north

legend



on the 5th day of Feb, 1974 the board of county commissioners of arapahoe county, colorado zoned the following described property to B-1 by commissioners' resolution no. 97-74 the development of the following described property shall be in accordance with the planned unit development plan on file in the arapahoe county commissioners' office.

the above referred to property is located in arapahoe county, colorado, and is described as follows: the southwest quarter of the northwest quarter of section 34, township 5 south, range 67 west of the 6TH principal meridian, arapahoe county, which comprises 40 acres.

attest:

Vonda Root
county clerk - Deputy.

the board of county commissioners of arapahoe, colorado

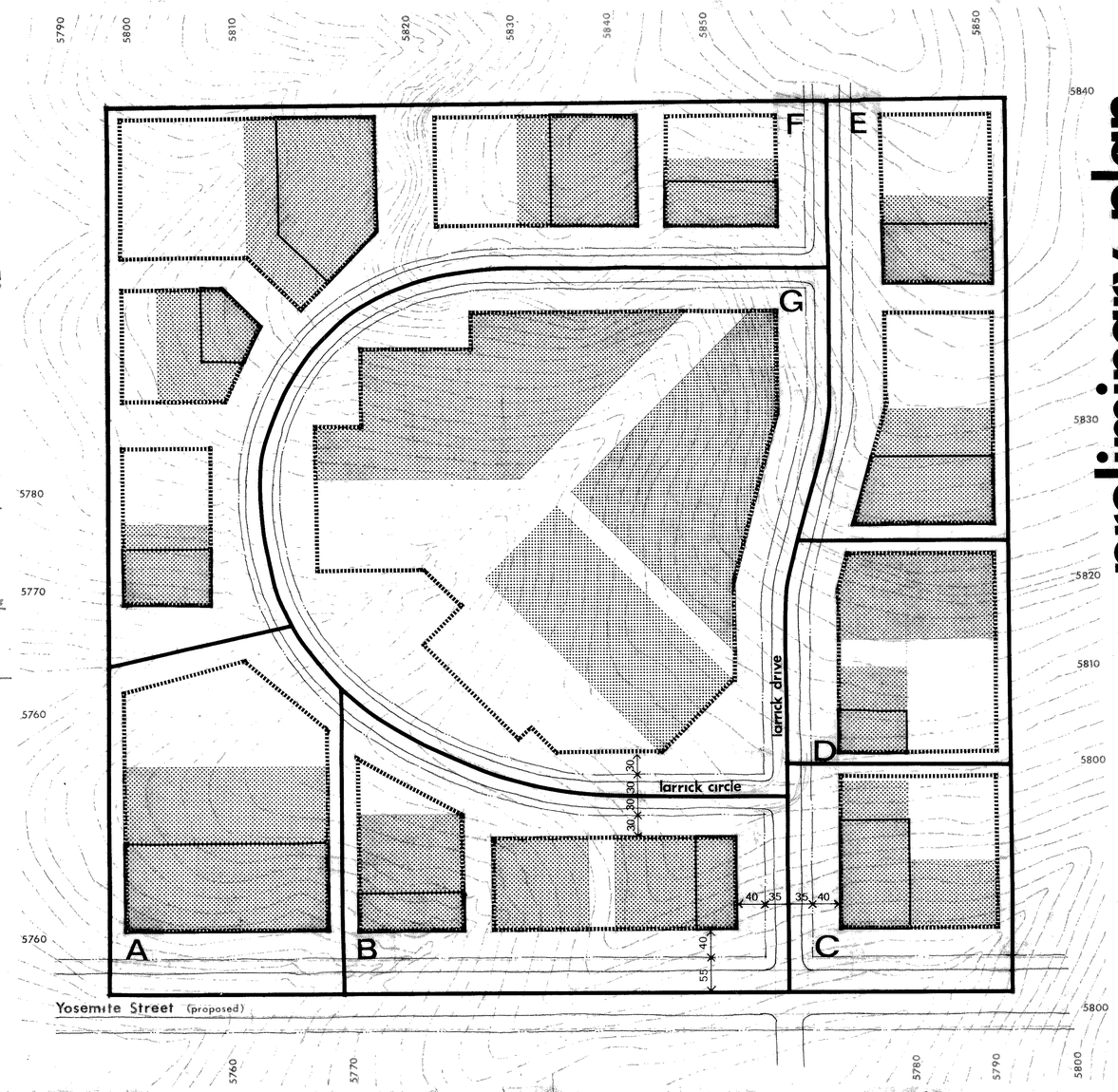
by John J. Nicholl
(applicant)

state of colorado)
county of arapahoe) ss

the foregoing instrument was acknowledged before me this 15th day of February, 1974 by John J. Nicholl.

my commission expires Dec 1, 1977.

Dorothy L. Seymour
notary public



preliminary plan

architect - planner
james c. morgan
paul j. foster

larrick - bristol

AREA	A	B	C	D	E	F	G
approximate acerage	4.06 (177,000 sf)	4.867 (212,000 sf)	2.54 (110,000 sf)	2.522 (110,000 sf)	4.11 (179,000 sf)	9.19 (400,300 sf)	12.713 (553,800 sf)
unobstructed open space	25%	25%	25%	35%	35%	35%	35%
setback from yosemite street	40 feet	40 feet	40 feet	N.A.	N.A.	N.A.	N.A.
setback from larrick drive	N.A.	40 feet	40 feet	40 feet	40 feet	40 feet	40 feet
setback from larrick circle	30 feet	30 feet	N.A.	N.A.	N.A.	30 feet	30 feet
sideyard setback	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet	as indicated
rearyard setback	20 feet	N.A.	20 feet	20 feet	20 feet	20 feet	as indicated
maximum building height	25 feet	25 feet	25 feet	40 feet	40 feet	40 feet	40 feet
maximum gross building area	65,200	78,160	40,790	40,500	66,002	147,582	204,160

proposed uses	minimum parking requirements
administrative offices	1 parking space per 250 gross square feet
executive offices	1 parking space per 300 gross square feet
professional offices	1 parking space per 300 gross square feet
financial institutions	1 parking space per 300 gross square feet
medical offices	1 parking space per 230 gross square feet
dental offices	1 parking space per 230 gross square feet
insurance offices	1 parking space per 250 gross square feet
investment offices	1 parking space per 300 gross square feet
nursery school	1 parking space per 500 gross square feet

notes

parking structures are allowed and encouraged and are not part of the maximum gross area. parking structures may be constructed anywhere within the maximum construction area and do not necessarily have to fall within the total building envelope although this is encouraged.
present zoning - A1 requested zoning B1
larrick drive - collector street - 44' f.l. to f.l.
larrick circle - local street - 44' f.l. to f.l.

definitions

maximum construction area:

maximum construction area shall mean the area within which all construction must occur, including all principal structures, surface parking lots and parking structures. it does not include access roads, drives or pedestrian paths or bike ways nor identification, directional or general information signs.

maximum building envelope:

maximum building envelope shall mean the area within which the principal structure or structures must occur. parking structures do not have to occure within the maximum building envelope but may occure anywhere within the maximum construction area.

restricted parking area:

the restricted parking area shall mean an area that requires the shielding of surface parking if such is developed within the restricted parking area boundaries. the shielding shall occur along the sides of the parking area which are exposed or parallel to a public street. the shielding may be accomplished by landscaping, landscaped earthen berms or walls or fences constructed of materials which are in keeping with the materials of the principal structure.

building envelopes and maximum construction areas may be combined in parcels B,D,E,F,G provided however that the combined building envelopes are consistent with the overall design concepts and requirements of the plan.

273-035

LARRICK
BRISTOL
Z73-035