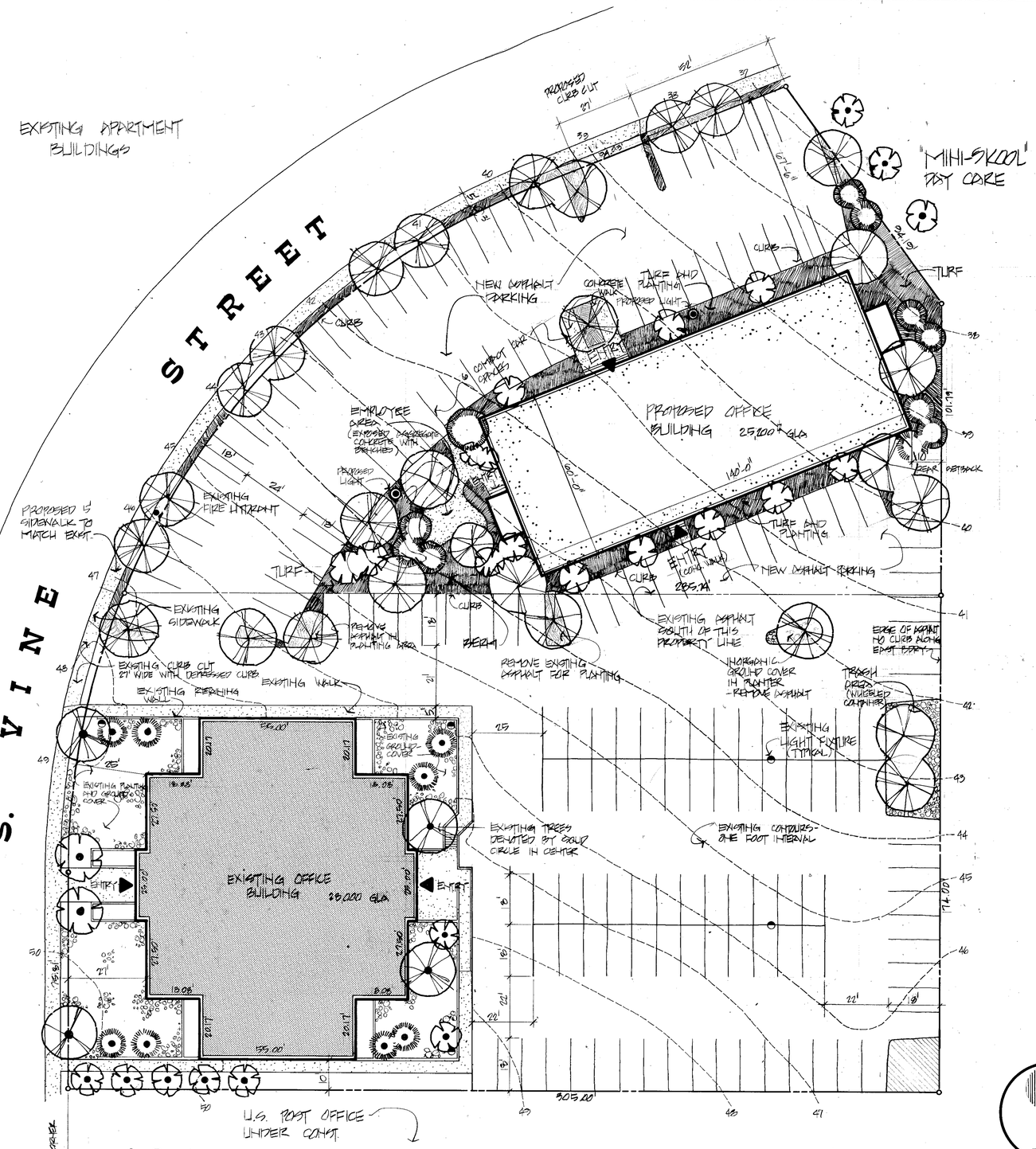



# SITE PLAN

# SITE DATA

**EXISTING ZONING:** B-1
**PROPOSED ZONING:** B-1 P.U.D.
**PROPOSED USES:** GENERAL OFFICES AS OUTLINED IN THE B-1 ZONING DISTRICT OF THE ARAPAHOE COUNTY ZONING RESOLUTION

## LAND USE TABULATION

| | PARCEL 1 | PARCEL 2 | TOTALS |
|---|---|---|---|
| • GROSS ACREAGE | 52,449# – 1.204 AC. | 34,747# – 0.798 AC. | 87,196# – 2.002 AC. |
| • BUILDING COVERAGE | 9468# — 18.1% | 8656# — 24.9% | 18,124# — 20.8% |
| • PARKING & DRIVES | 31,987# — 60.9% | 18,786# — 54.1% | 50,773# — 58.2% |
| • OPEN SPACE | 10,994# — 21.0% | 7305# — 21.0% | 18,299# — 21.0% |
| • GROSS LEASABLE AREA | 28,000# | 25,200# | 53,200# |
| • PARKING SPACES | 96 SPACES | 70 SPACES | 166 SPACES |

## SITE STIPULATIONS

- MAXIMUM BUILDING HEIGHT 35'
- MINIMUM REAR SETBACK 10'
- MINIMUM SIDE SETBACK 0'
- MINIMUM FRONT SETBACK 25'
- MINIMUM UNOBSTRUCTED OPEN SPACE 20%
- SIGNS TO COMPLY WITH ARAPAHOE COUNTY ZONING RESOLUTION.
- POWER AND COMMUNICATION UTILITIES WILL BE INSTALLED UNDERGROUND AND EASEMENTS WILL BE GRANTED AS NECESSARY.

## SITE ANALYSIS NOTES:

- ALL EXISTING SITE IMPROVEMENTS ARE AS NOTED ON THE SITE PLAN, ALONG WITH ADJACENT LAND USES.
- THE TOPOGRAPHY OF THE ENTIRE SITE FALLS FROM THE SOUTHWEST TO THE NORTHEAST. THERE IS A THIRTEEN FOOT ELEVATION DIFFERENTIAL ACROSS THE SITE WITH A CONTINUOUS SLOPE OF 3.3 PERCENT.
- SOIL AND FOUNDATION INVESTIGATION FOR THE PROPOSED PARCEL IS PROVIDED IN A REPORT BY CHEN AND ASSOCIATES, INC., CONSULTING ENGINEERS, DATED MARCH 16, 1973, SUBMITTED WITH THIS ZONING REQUEST.
- SURVEY INFORMATION IS PROVIDED BY MILLER-ERNSTEN ASSOC. (FORMERLY MILLER-ERNSTEN AND MOORE), CONSULTING ENGR. DATE OF SURVEY MAY 13, 1973.

## STATEMENT OF ZONING CHANGE

ON THE ____ DAY OF _____, 19__, THE BOARD OF COUNTY COMMISSIONERS OF ARAPAHOE COUNTY, COLORADO, ZONED THE FOLLOWING DESCRIBED PROPERTY TO _____ BY COMMISSIONERS' RESOLUTION No. _____. THE DEVELOPMENT OF FOLLOWING DESCRIBED PROPERTY SHALL BE IN ACCORDANCE WITH THIS DEVELOPMENT PLAN ON FILE IN THE ARAPAHOE COUNTY PLANNING DEPARTMENT.

THE ABOVE REFERRED PROPERTY IS LOCATED IN ARAPAHOE COUNTY, COLORADO, AND IS DESCRIBED AS FOLLOWS:

### LEGAL DESCRIPTION:

A PART OF LOT 1 BLOCK 4B SOUTHGLENN SIXTH FILING, A RECORDED PLAT IN ARAPAHOE COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL 1:** COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 834.21 FEET TO A POINT OF BEGINNING; THENCE ON AN ANGLE TO THE RIGHT OF 90° AND EASTERLY 305.00 FEET; THENCE ON AN ANGLE TO THE LEFT OF 90° AND NORTHERLY 174.00 FEET; THENCE ON AN ANGLE TO THE LEFT OF 90° AND WESTERLY 285.74 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 1; THENCE ON AN ANGLE TO THE LEFT OF 67° 48' 58" AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 260.00 FEET, A CENTRAL ANGLE OF 22° 11' 12" AND AN ARC LENGTH OF 100.69 FEET TO A POINT OF TANGENT; THENCE SOUTHERLY ALONG SAID TANGENT 79.91 FEET TO THE POINT OF BEGINNING, CONTAINING 52,449 SQUARE FEET OR 1.204 ACRES, MORE OR LESS.

**PARCEL 2:** COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 360.02 FEET TO A POINT OF CURVE; THENCE ALONG SAID WEST LINE AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 260.00 FEET, A CENTRAL ANGLE OF 22° 11' 12" AND AN ARC LENGTH OF 100.69 FEET TO THE POINT OF BEGINNING; THENCE ON AN ANGLE TO THE RIGHT OF 67° 48' 58" AND EASTERLY 285.74 FEET; THENCE ON ANGLE TO THE LEFT OF 90° AND NORTHERLY 101.79 FEET; THENCE ON AN ANGLE TO THE LEFT OF 33° 53' 11" AND NORTHWESTERLY 94.19 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 1; THENCE ON AN ANGLE TO THE LEFT OF 76° 06' 13" AND SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE 94.09 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 260.00 FEET, A CENTRAL ANGLE OF 43° 48' 38" AND AN ARC LENGTH OF 207.88 FEET TO THE POINT OF BEGINNING, CONTAINING 34,747 SQUARE FEET OR 0.798 ACRES MORE OR LESS.

**ATTEST:**

Marjorie Page — COUNTY CLERK
John J. Michael — CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 10th DAY OF May, 19 76, BY John J. Michael

MY COMMISSION EXPIRES _____ My Commission expires February 22, 1978

Vonda Root
NOTARY PUBLIC

ENGELKE ARCHITECTS A.I.A.
2186 S. HOLLY ST. SUITE 105
DENVER, COLORADO 80222
PHONE (303) 757-3790

Z76-003

A PRELIM. DEVELOPMENT PLAN FOR THE
**ARVI Co.**
ARAPAHOE COUNTY, COLORADO

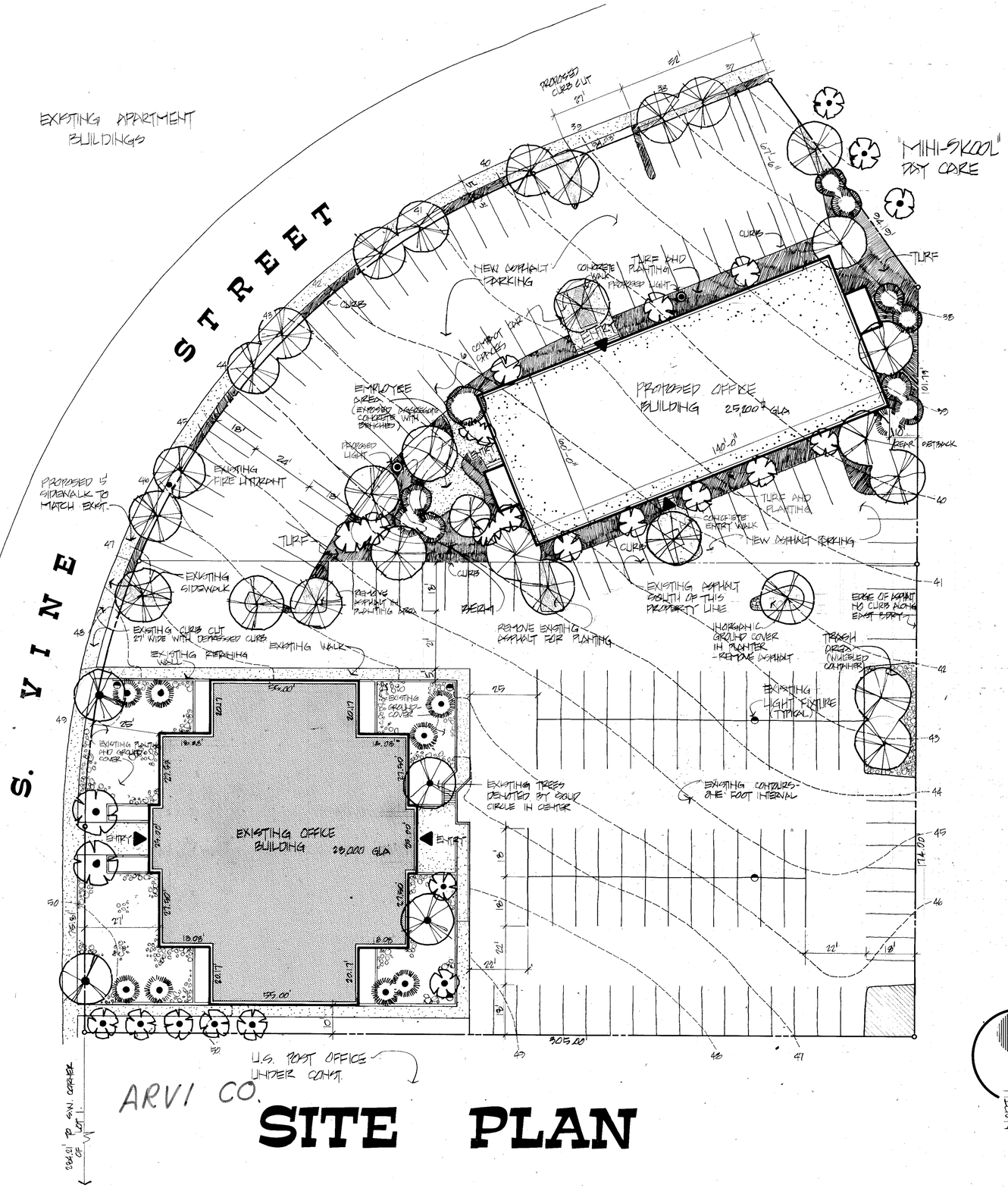
ARVI Co.
3300 E. YALE AVE.
DENVER, COLORADO 80222
PHONE (303) 757-7471

PLAN WEST, INC.
2186 S. HOLLY ST. SUITE 103
DENVER, COLORADO 80222
303-758-1411

DATE JAN 20 1975 | JOB NO: 1-76
REV: REV | SHEET: 1/2

plan west

Z76-003




# SITE PLAN

# SITE DATA

**EXISTING ZONING:** B-1
**PROPOSED ZONING:** B-1 P.U.D.
**PROPOSED USES:** GENERAL OFFICES AS OUTLINED IN THE B-1 ZONING DISTRICT OF THE ARAPAHOE COUNTY ZONING RESOLUTION

## LAND USE TABULATION

| | PARCEL 1 | PARCEL 2 | TOTALS |
|---|---|---|---|
| • GROSS ACREAGE | 52,449# — 1.204 AC. | 34,747# — 0.798 AC. | 87,196# — 2.002 AC. |
| • BUILDING COVERAGE | 9468# — 18.1% | 8656# — 24.9% | 18,124# — 20.8% |
| • PARKING & DRIVES | 31,987# — 60.9% | 18,786# — 54.1% | 50,773# — 58.2% |
| • OPEN SPACE | 10,994# — 21.0% | 7305# — 21.0% | 18,299# — 21.0% |
| • GROSS LEASABLE AREA | 28,000# | 25,200# | 53,200# |
| • PARKING SPACES | 96 SPACES | 70 SPACES | 166 SPACES |

## SITE STIPULATIONS

- MAXIMUM BUILDING HEIGHT 35'
- MINIMUM REAR SETBACK 10'
- MINIMUM SIDE SETBACK 0'
- MINIMUM FRONT SETBACK 25'
- MINIMUM UNOBSTRUCTED OPEN SPACE 20%
- SIGNS TO COMPLY WITH ARAPAHOE COUNTY ZONING RESOLUTION.
- POWER AND COMMUNICATION UTILITIES WILL BE INSTALLED UNDERGROUND AND EASEMENTS WILL BE GRANTED AS NECCESSARY.

## SITE ANALYSIS NOTES:

- ALL EXISTING SITE IMPROVEMENTS ARE AS NOTED ON THE SITE PLAN, ALONG WITH ADJACENT LAND USES.
- THE TOPOGRAPHY OF THE ENTIRE SITE FALLS FROM THE SOUTHWEST TO THE NORTHEAST. THERE IS A THIRTEEN FOOT ELEVATION DIFFERENTIAL ACROSS THE SITE WITH A CONTINUOUS SLOPE OF 3.3 PERCENT.
- SOIL AND FOUNDATION INVESTIGATION FOR THE PROPOSED PARCEL IS PROVIDED IN A REPORT BY CHEN AND ASSOCIATES, INC., CONSULTING ENGINEERS, DATED MARCH 16, 1973, SUBMITTED WITH THIS ZONING REQUEST.
- SURVEY INFORMATION IS PROVIDED BY MILLER-ERNSTEN ASSOC. (FORMERLY MILLER-ERNSTEN AND MOORE), CONSULTING ENGR. DATE OF SURVEY MAY 15, 1973.

## STATEMENT OF ZONING CHANGE

ON THE ____ DAY OF _____, 19__, THE BOARD OF COUNTY COMMISSIONERS OF ARAPAHOE COUNTY, COLORADO, ZONED THE FOLLOWING DESCRIBED PROPERTY TO _____ BY COMMISSIONERS' RESOLUTION No. _____. THE DEVELOPMENT OF FOLLOWING DESCRIBED PROPERTY SHALL BE IN ACCORDANCE WITH THIS DEVELOPMENT PLAN ON FILE IN THE ARAPAHOE COUNTY PLANNING DEPARTMENT.

THE ABOVE REFERRED PROPERTY IS LOCATED IN ARAPAHOE COUNTY, COLORADO, AND IS DESCRIBED AS FOLLOWS:

### LEGAL DESCRIPTION:

A PART OF LOT 1, BLOCK 48, SOUTHGLENN SIXTH FILING, A RECORDED PLAT IN ARAPAHOE COUNTY COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL 1:** COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 934.21 FEET TO A POINT OF BEGINNING; THENCE ON A ANGLE TO THE RIGHT OF 90° AND EASTERLY 305.00 FEET; THENCE ON AN ANGLE TO THE LEFT OF 90° AND NORTHERLY 174.00 FEET; THENCE ON AN ANGLE TO THE LEFT OF 90° AND WESTERLY 285.14 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 1; THENCE ON AN ANGLE TO THE LEFT OF 67° 48' 38" AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 260.00 FEET, A CENTRAL ANGLE OF 22° 11' 12" AND AN ARC LENGTH OF 100.69 FEET TO A POINT OF TANGENT; THENCE SOUTHERLY ALONG SAID TANGENT 79.81 FEET TO THE POINT OF BEGINNING, CONTAINING 52,449 SQUARE FEET OR 1.204 ACRES, MORE OR LESS.

**PARCEL 2:** COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 360.02 FEET TO A POINT OF CURVE; THENCE ALONG SAID WEST LINE AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 260.00 FEET, A CENTRAL ANGLE OF 22° 11' 12" AND AN ARC LENGTH OF 100.69 FEET TO THE POINT OF BEGINNING; THENCE ON AN ANGLE TO THE RIGHT OF 67° 48' 38" AND EASTERLY 285.14 FEET; THENCE ON ANGLE TO THE LEFT OF 90° AND NORTHERLY 101.13 FEET; THENCE ON AN ANGLE TO THE LEFT OF 33° 33' 17" AND NORTHWESTERLY 94.19 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 1; THENCE ON AN ANGLE TO THE LEFT OF 76° 00' 43" AND SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE 94.03 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 260.00 FEET, A CENTRAL ANGLE OF 45° 45' 35" AND AN ARC LENGTH OF 207.66 FEET TO THE POINT OF BEGINNING, CONTAINING 34,747 SQUARE FEET OR 0.798 ACRES MORE OR LESS.

**ATTEST:**

Mardonnie Polk — COUNTY CLERK
John J. Mitchell — CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 10th DAY OF May, 19 76, BY John J. Mitchell

MY COMMISSION EXPIRES _____ My Commission Expires February 22, 1978

Vonda Root
NOTARY PUBLIC

NORTH
0 10 20 40
SCALE 1"=20'

ENGELKE ARCHITECTS A.I.A.
2186 S. HOLLY ST. SUITE 105
DENVER, COLORADO 80222
PHONE (303) 757-3190

A FINAL DEVELOPMENT PLAN FOR THE
**ARVI Co.**
ARAPAHOE COUNTY, COLORADO

ARVI Co.
5900 E. YALE AVE.
DENVER, COLORADO 80222
PHONE (303) 757-7471

PLAN WEST, INC.
2186 S. HOLLY ST. SUITE 103
DENVER, COLORADO 80222
303-758-1411
DATE JAN 20, 1973
JOB NO: 1-76
REV: 4-20-76
REV
SHEET: 2/2

plan west

Z76-3

SJF-3
FDG
HBVI CO.