

Z79-49  
Z79-049

**LEGAL DESCRIPTION**

The Legal Description of the property is as follows:

A TRACT OF GROUND LOCATED IN THE EAST ONE-HALF OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF JORDAN ROAD, FROM WHICH THE NORTH ONE-QUARTER CORNER OF SAID SECTION 30 BEARS N17°28'16" W A DISTANCE OF 1885.17 FEET; THENCE N89°53'10"E A DISTANCE OF 740.75 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 30; THENCE S00°04'34"W A DISTANCE OF 662.55 FEET ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 30; THENCE S89°53'10"W A DISTANCE OF 442.68 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF JORDAN ROAD; THENCE N24°10'41"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 725.61 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 9.00 ACRES.

**PROPOSED LAND USE**

ITEM	ACREAGE	PERCENT
BUILDING-INDUSTRIAL/OFFICE	1.80	20.0
INTERNAL CIRCULATION, PARKING, & LOADING	1.75	19.4
JORDON ROAD DEDICATION	.16	1.8
OPEN SPACE & EMBANKMENT	2.61	29.1
STORAGE YARD	2.68	29.7
<b>TOTAL</b>	<b>9.0</b>	<b>100</b>

Streets

Jordan Road (major collector) - 80' ROW 52' paving

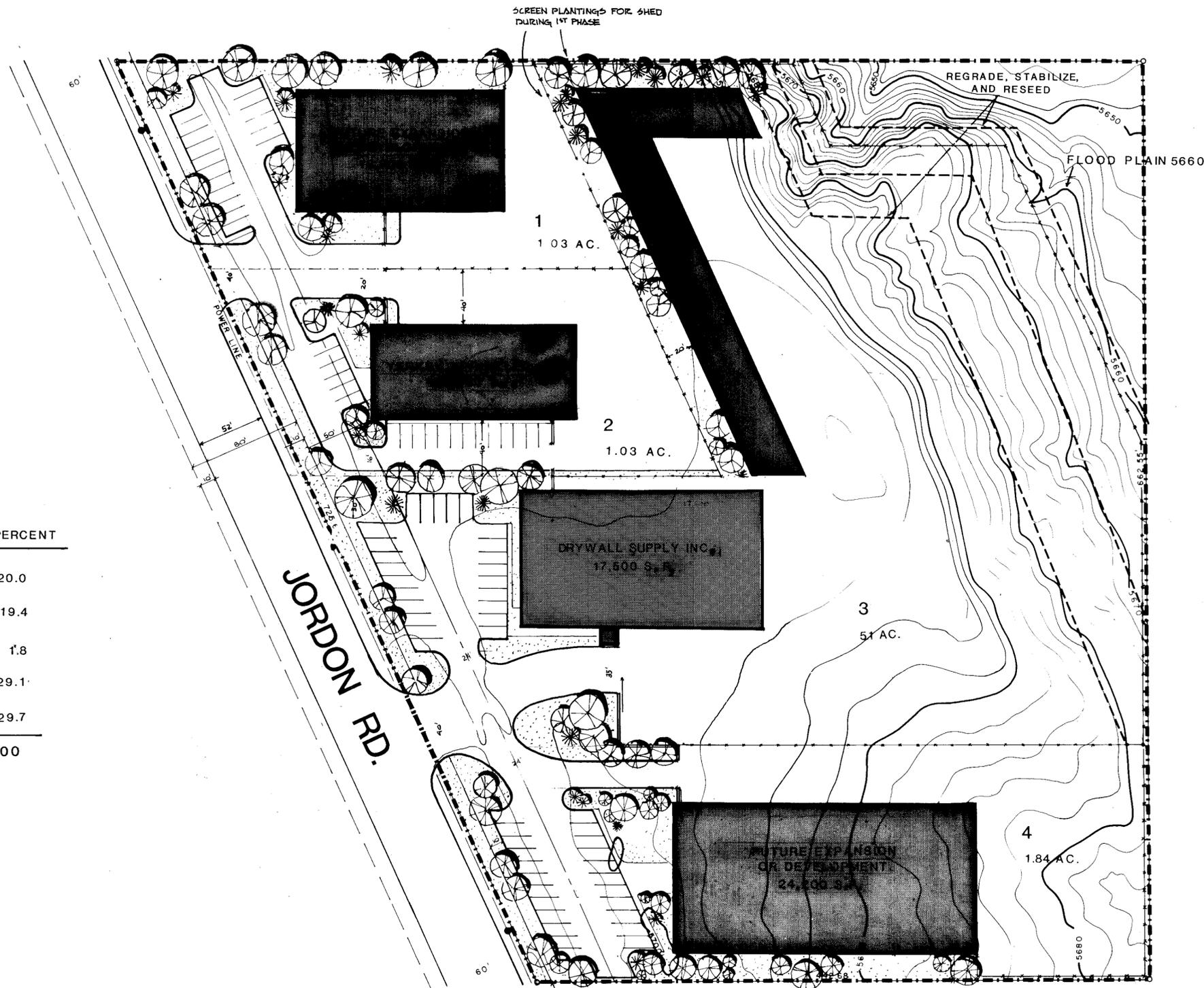
Existing Zoning

I-1 Industrial and F Flood Plain

Development Requirements

Heights of Buildings - max. 35'  
 Proposed Setbacks - as shown  
 Lot Coverage - max. 30% of net area  
 Parking - 1.3 spaces/1,000 sq.ft. gross floor area

ITEM	PARCEL 1		PARCEL 2		PARCEL 3		PARCEL 4	
	AC.	%	AC.	%	AC.	%	AC.	%
BUILDING	.30	29.1	.24	23.3	.71	13.9	.55	29.9
INTERNAL CIRCULATION	.30	29.1	.32	31.1	.58	11.4	.55	29.9
JORDON ROAD DEDICATION	.04	3.9	.04	3.9	.05	1.0	.03	1.6
OPEN SPACE	.20	19.5	.17	16.5	1.92	37.6	.32	17.4
STORAGE YARD	.19	18.4	.26	25.2	1.84	36.1	.39	21.2
	1.03	100	1.03	100	5.1	100	1.84	100



Outdoor Storage

- All raw materials, fuel, products, equipment or supplies stored outside of a building shall be visually screened from adjacent properties or streets by a solid fence, or a wall with appropriate landscaping, or by berms with landscaping, or with combinations of the above.
- Waste and rubbish storage facilities shall be located in an inconspicuous part of the lot and screened to conceal the facilities.
- No materials or wastes shall be placed on the lot in such a manner that they can be carried off the lot by natural forces.
- All materials or wastes which might cause fumes or dust, which constitute a fire hazard, or which might attract insects or rodents shall be stored outside only in a closed container.

Fences, Walls and Retaining Walls

- No fences, walls or retaining walls shall exceed six (6) feet in height except as may be required as part of landscaping and screening plan.
- No fence, wall or retaining wall shall obstruct sight distance at the intersection of dedicated streets, private streets, or driveways.
- No fences, walls and retaining walls shall obstruct proposed drainage patterns.

Landscape and Fencing Plan

A Landscape and Fencing Plan will be submitted as part of the final development plan.

**AMENDED PRELIMINARY DEVELOPMENT PLAN**

ARAPAHOE COUNTY, COLORADO  
 OWNER: PENKEY (YERKEY SPRINKLER CO.)  
 (AMENDED)

279-049

10 / 19 / 79  
 REVISED 9 / 14 / 79

