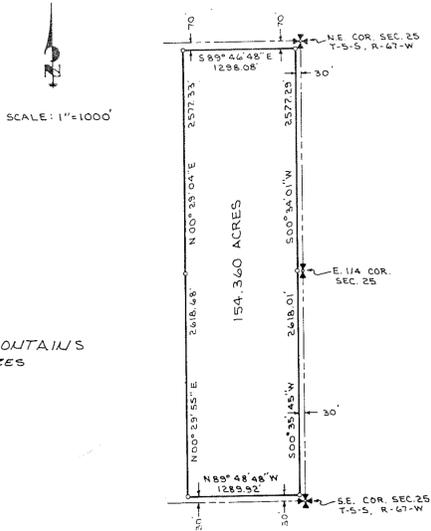


LEGAL DESCRIPTION

THE EAST ONE-HALF OF THE EAST ONE-HALF OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EXCEPT FOR THE NORTH 30.00 FEET THEREOF CONVEYED TO ARAPAHOE COUNTY FOR ROAD PURPOSES BY DEED RECORDED ON OCTOBER 10, 1951 IN BOOK 735 AT PAGE 270, EXCEPT THE EAST 30 FEET AND THE SOUTH 30 FEET OF SAID EAST ONE-HALF OF THE EAST ONE-HALF AND EXCEPT THAT PORTION OF THE 30.00 FOOT ROADWAY SHOWN ON THE RECORDED PLAT OF SUBDIVISION OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LYING SOUTH OF AND ADJACENT TO TRACTS 31 AND 32 AND NORTH OF AND ADJACENT TO TRACTS 33 AND 34, COUNTY OF ARAPAHOE, STATE OF COLORADO.



PROJECT CONTAINS
154.360 Acres

NOTES:

1. A FINAL DEVELOPMENT PLAN WILL BE PRESENTED TO ARAPAHOE COUNTY BY THE INDIVIDUAL LOT OWNER PRIOR TO BEGINNING OF CONSTRUCTION OF ANY STRUCTURE.
2. ADDITIONAL ROADS MAY BE REQUIRED TO BE CONSTRUCTED WITHIN EACH LAND USE AREA.
3. NO OUTSIDE STORAGE WILL BE ALLOWED UNLESS VISUALLY SCREENED WITH OBLIQUE FENCING, BERMING, OR LANDSCAPING. OUTSIDE STORAGE WILL NOT BE ALLOWED IN TRACTS A AND B.
4. ALL OUTDOOR LIGHTING WILL BE DONE IN SUCH MANNER IT WILL NOT ADVERSELY AFFECT ADJOINING PROPERTY OWNERS.

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ARAPAHOE COUNTY, STATE OF COLORADO.

WITNESS MY HAND AND THE CORPORATE SEAL OF ARAPAHOE COUNTY THIS 6th DAY OF January A.D., 1981.

ATTEST: Marjorie Page John J. Mitchell
CHAIRMAN

SETBACKS -

BUILDING SETBACKS IN ALL TRACTS SHALL BE AS FOLLOWS:

	BUILDING
FRONT YARD	25'
SIDE YARD	0'
REAR YARD	10'

BUILDING AND PARKING SETBACKS SHALL BE 35' FROM ARAPAHOE ROAD AND SOUTH POTOMAC STREET.
MAXIMUM BUILDING HEIGHT - 50'

MINIMUM DISTANCE BETWEEN STRUCTURES - 10'

OFFSTREET PARKING -
COMMERCIAL-OFFICE - 1/250 SQUARE FEET GROSS
WAREHOUSE - 1/1000 SQUARE FEET GROSS
LIGHT INDUSTRIAL - 1/600 SQUARE FEET GROSS

EXISTING ZONING - A-1

PROPOSED ZONING - M-U

MAXIMUM GROSS FLOOR AREA SHALL NOT EXCEED THE SQUARE FOOTAGE OF LOT AREA. MINIMUM LOT AREA SHALL NOT BE LESS THAN 20,000 SQUARE FEET.

LANDSCAPING -

EACH INDIVIDUAL LOT OWNER WILL BE REQUIRED TO LANDSCAPE A MINIMUM OF 20% OF THE LOT ON TRACTS A AND B AND 15% FOR THE REMAINING TRACTS. THE LANDSCAPE PLAN SHALL BE APPROVED BY ARAPAHOE COUNTY.

STREETS -

RIGHT-OF-WAY WIDTH - 60'
FLOWLINE TO FLOWLINE - 44' WITH 6" VERTICAL CURB AND GUTTER, AND SIDEWALK. THE SIDEWALK SHALL BE A 5' CONCRETE MEANDERING ON ONE SIDE OF THE RIGHT-OF-WAY.
SOUTH POTOMAC - 80' RIGHT-OF-WAY - 64' FLOWLINE TO FLOWLINE

OWNER/DEVELOPER

EAST ARAPAHOE LAND CO.
300 SPEER BLVD.
DENVER, CO. 80203
PHONE - (303)778-6600

ENGINEER/SURVEYOR

JR DEVELOPERS, LTD.
6857 S. SPRUCE - SUITE 200
ENGLEWOOD, CO. 80112
PHONE - (303) 740-9393

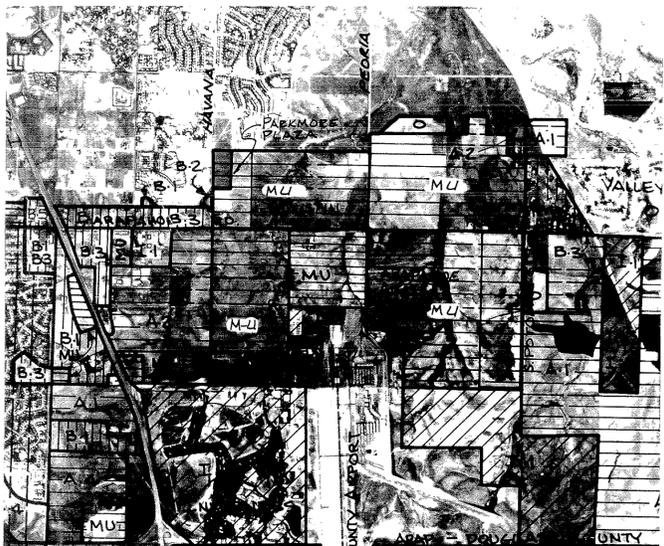
ZONING CLASSIFICATION & PRINCIPAL PERMITTED USE

I-1 -

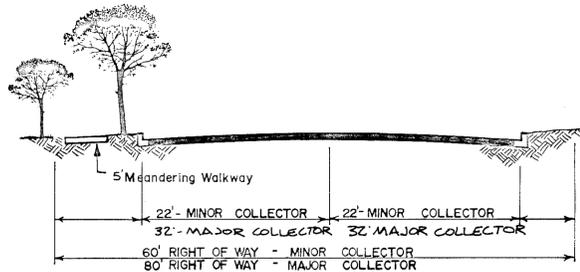
LAND USE ON TRACTS C, D, AND E SHALL BE FOR ALL PRINCIPAL PERMITTED USES AS SHOWN IN LIGHT-INDUSTRIAL (I-1) AND ADMINISTRATIVE/PROFESSIONAL OFFICES (B-1) ZONING REGULATIONS FOR ARAPAHOE COUNTY, DATED DECEMBER, 1973, AND AS FOLLOWS:

THE FOLLOWING LAND USE WILL BE PERMITTED IN TRACTS A AND B ONLY:
(A SELECTION OF PERMITTED USES IN B-3, B-4 AND B-5)

- ADMINISTRATIVE AND EXECUTIVE OFFICES
- CONSULTING SERVICE OFFICES (BUSINESS AND PROFESSIONAL)
- DESIGN PROFESSIONS (ARCHITECT, PLANNER, ETC.)
- FINANCIAL INSTITUTIONS
- MEDICAL, DENTAL, PHARMACY, AND VETERINARY OFFICES
- INSURANCE AND INVESTMENT OFFICES
- NURSERY SCHOOL
- APPLICANCE STORE
- AUTO SALES OR REPAIR
- AUTO LAUNDERING OR POLISHING
- DRY GOODS STORE
- FURNITURE STORE
- THEATER, RESTAURANT, OR EATING PLACE OFFERING LIVE ENTERTAINMENT, DANCING, OR THE SALE OF BEER OR ALCOHOLIC BEVERAGES FOR CONSUMPTION ON THE PREMISES
- AUTO SERVICE STATION
- GENERAL AND SPECIAL TRADE CONTRACTORS, INCLUDING BUT NOT NECESSARILY LIMITED TO: PLUMBING, HEATING, AND ELECTRICAL.
- SALES, SERVICE, SUPPLY, PARTS, AND DISTRIBUTION
- AUTO LEASING AND OTHER SIMILAR USES
- BAKERY, CREAMERY, OR LAUNDRY
- CABINET SHOP, ELECTRICAL SHOP, PLUMBING SHOP, HEATING SHOP, LITHOGRAPHIC AND/OR PRINTING SHOP, FURNITURE RE-UPHOLSTERING OR OTHER LIKE USES
- WHOLESALE BUSINESS, STORAGE OR WAREHOUSING
- ALL USES INCLUDED IN B-1 ZONING CLASSIFICATION



VICINITY MAP
NO SCALE



TYPICAL STREET SECTIONS

PRELIMINARY
DEVELOPMENT
PLAN

REV.
10/18/80
10/28/80
12/4/80
12/22/80

POTOMAC PARK
BUSINESS AND INDUSTRIAL COMPLEX



JR DEVELOPERS, LTD.
6857 S. SPRUCE - SUITE 200
ENGLEWOOD, CO. 80112
303 740-9393

AIRPORT CENTER
EAST
280-39

POTOMAC PARK

BUSINESS AND INDUSTRIAL COMPLEX

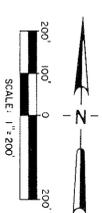
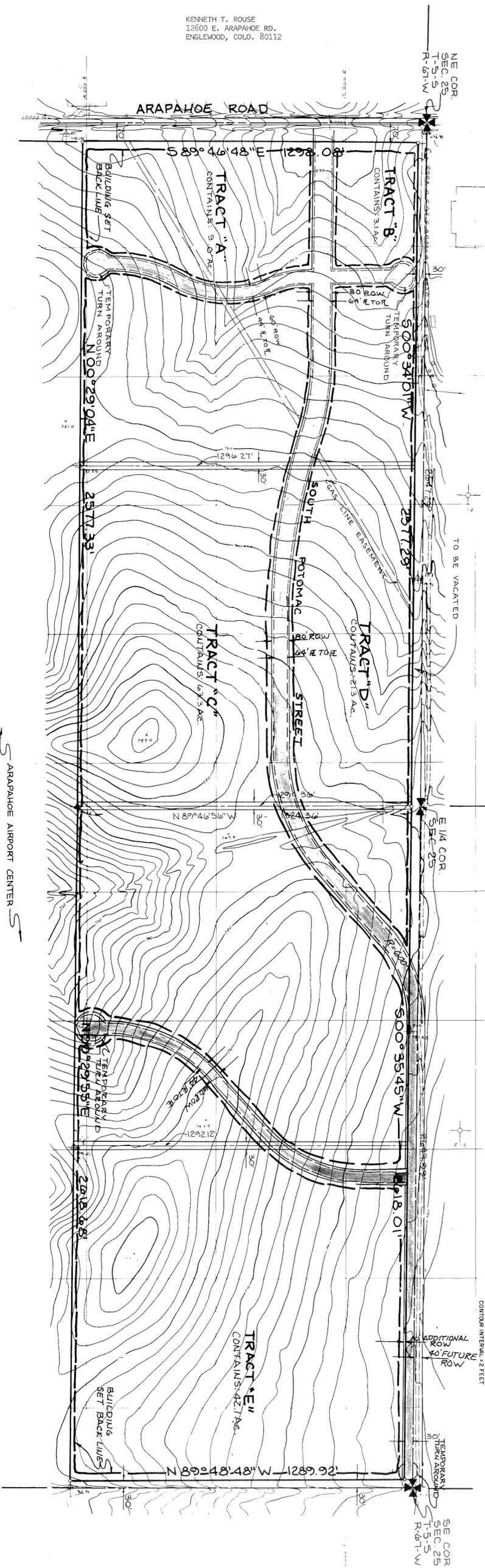
PRELIMINARY DEVELOPMENT PLAN

WILLIAM M. MOORE & SALLY L. HAXTON
300 SPEER BLVD.
DENVER, COLO. 80203

HANNA ST., LTD.
10701 MELODY DRIVE - #512
DENVER, COLO. 80231

ADA PAGE
P.L. 1 BOX 276
ENGLEWOOD, COLO. 80151

KENNETH T. ROUSE
12600 E. ARAPAHOE RD.
ENGLEWOOD, COLO. 80112



IRVING J. DENMARK, TRUST
12351 N.W. 7TH AVE.
MIAMI, FLORIDA 33100

GENERAL NOTE:
1) 30' ROWS THAT WERE PREVIOUSLY PLATTED UNDER SUBDIVISION OF SECTION 25 WILL BE WANTED AT THE OF FINAL PLATTING.

ARAPAHOE AIRPORT CENTER EAST
Z80-039

DEVELOPMENT PLAN			
NO.	CHANGES	BY	DATE
1	REVISION	RS / DW	11/41

JOB NO. 1141
 SCALE AS SHOWN
 DATE SEPT. 1982
 OWN BY: RS / DW
 DES BY: RG
 CKD BY: RG
 JR DEVELOPERS LTD.
 6887 S. SPRUCE ST. #400
 ENGLEWOOD, CO. 80110
 PHONE 303 740 9385

Z80-39

Chapter 1—Zoning Regulations

Part 3000 Current Zone District MU Mixed-Use

Section 11.1.3001	Intent
Section 11.1.3002	Principal Permitted Use
Section 11.1.3003	Accessory Use
Section 11.1.3004	Use Which May Require A P.U.D. Amendment
Section 11.1.3005	Maximum Building Height
Section 11.1.3006	Minimum Yard Requirements
Section 11.1.3007	Minimum Unobstructed Open Space
Section 11.1.3008	Airport Influence Area Regulations
Section 11.1.3009	Special Area and Activity Regulations
Section 11.1.3010	Voided/Deannexed/Disconnected Land Regulations

Section 11.1.3001 Intent

To provide for mixed use development proposals in the City of Centennial.

Section 11.1.3002 Principal Permitted Use

Any combination of commercial, industrial, or residential uses permitted by an approved Preliminary Development Plan. Type A Group Homes shall be a principal permitted use when residential uses are a part of the MU-PUD.

Section 11.1.3003 Accessory Use

As set by an approved Preliminary Development Plan (if any), otherwise:

- A. Building and use customarily appurtenant to the permitted use.
- B. Structure, roof, or building face mounted CMRS facility limited to quasi-public use areas, public use areas, and all areas at least 250 feet from the closest single family attached or detached residential structures (Subject to further restrictions. See section on Commercial Mobile Radio Facilities).

Section 11.1.3004 Use Which May Require a P.U.D. Amendment

Land uses not approved by an approved Preliminary Development Plan.

Section 11.1.3005 Maximum Building Height

As set by an approved Preliminary Development Plan.

Section 11.1.3006 Minimum Yard Requirements

As set by an approved Preliminary Development Plan.

Section 11.1.3007 Minimum Unobstructed Open Space

As set by an approved Preliminary Development Plan.

Section 11.1.3008 Airport Influence Area Regulations

This zoning district may be affected by the special use and height restrictions and performance regulations as set forth in these Regulations.

Section 11.1.3009 Special Area and Activity Regulations

This zoning district may be affected by special area and activity regulations as set forth in Chapter 1, Part 3600.

Section 11.1.3010 Voided/De-Annexed/Disconnected Land Regulations

This zone district may affect land that has been de-annexed from a municipality as set forth in these Regulations.