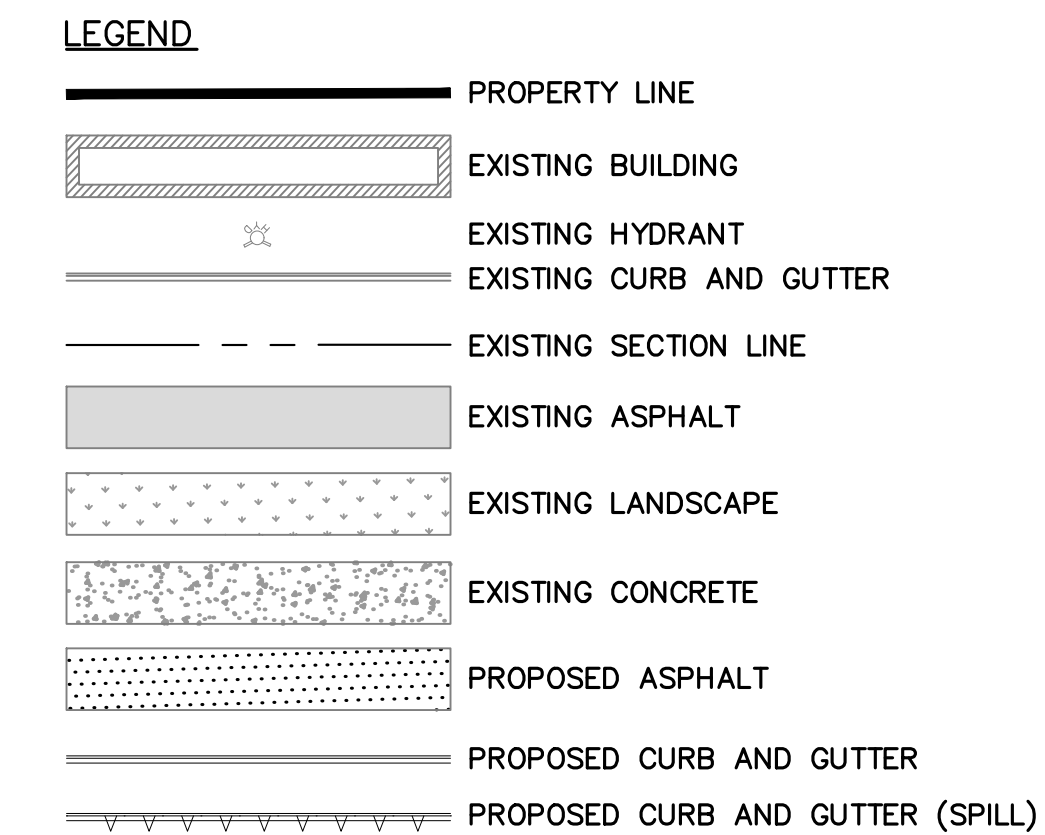


A PORTION OF NE 1/4 OF SECTION 21, TOWNSHIP 4 SOUTH
RANGE 67 WEST OF THE 6TH P.M., COUNTY OF
ARAPAHOE, STATE OF COLORADO



Parking Summary Table		
Use	Parking Ratio	Parking Required
Office/Warehouse	4 Stalls/1000 SF	25
Recreational Use/Fitness	0.5 Stalls/Person	52
Retail	1 Stall/250 SF	8
Industrial	1 Stall/333 SF	95
Total Parking Required		180
Total Parking Provided		182

LAND USE TABLE

ALLOWABLE USES SHALL INCLUDE THE FOLLOWING:

- CONTRACTORS INCLUDING BUT NOT LIMITED TO PLUMBING, HEATING, AND ELECTRICAL (WITH OR WITHOUT OUTDOOR STORAGE)
- SPECIALTY TRADE SHOP, INCLUDING BUT NOT LIMITED TO PLUMBING, HEATING, LITHOGRAPHIC AND/OR PRINTING SHOPS, FURNITURE REUPHOLSTERING
- MICROBREWERY
- RECREATION (INDOOR)
- HEALTH CLUB
- DAY CARE, DAY CARE CENTERS
- VEHICLE REPAIR, MINOR
- VEHICLE REPAIR, MAJOR
- AUTO DETAILING
- VEHICLE LEASING AND RENTAL
- ANIMAL HOSPITAL AND VETERINARY CLINIC
- MANUFACTURING, LIGHT
- WHOLESALE BUSINESS, STORAGE, OR WAREHOUSING
- SHOWROOM/WAREHOUSE
- OFFICE—GENERAL, EXECUTIVE, PROFESSIONAL, AND BUSINESS OFFICES;
- MEDICAL AND DENTAL CLINICS
- LABORATORIES
- RETAIL
- RETAIL, SERVICE
- OUTDOOR STORAGE ANCILLARY TO SUCH USES

USES NOT SPECIFICALLY LISTED ABOVE MAY BE PERMITTED IF, IN THE OPINION OF THE ZONING ADMINISTRATOR, THEY:

- ARE SIMILAR IN CHARACTER TO PERMITTED USES IN THIS ASP, OR
- ARE IN CONFORMANCE WITH THE INTENT OF THIS ASP

USES THAT SHALL SPECIFICALLY NOT BE PERMITTED ON THIS SITE:

- AUTO SERVICE STATION
- VEHICLE SALES
- SELF-STORAGE FACILITY
- NIGHT CLUB
- SEXUALLY-ORIENTED BUSINESS
- MARIJUANA AND/OR CANNABIS DISPENSARY

THE FOLLOWING ADDITIONAL RESTRICTIONS SHALL APPLY ON THIS SITE:

- NO WORK SHALL BE PERFORMED ON VEHICLES OUTSIDE OF THE BUILDING
- NO BAY DOORS SHALL BE FACING VALENTIA STREET
- NO OUTDOOR STORAGE SHALL BE VISIBLE FROM VALENTIA STREET
- NO SALE OF MARIJUANA AND/OR CANNABIS
- NO OVERNIGHT DOG KENNELING

MAXIMUM BUILDING HEIGHTS:

- 25 FT

MAXIMUM ALLOWABLE SIZE, FLOOR AREA, BUILDING TYPE FOR

NON-RESIDENTIAL:

- 165,000 SF

SETBACKS:

- FROM PARKER ROAD R.O.W: 40 FT
- FROM S VALENTIA ST. R.O.W: 30 FT
- SIDE AND REAR PROPERTY LINES: 20 FT
- BETWEEN BUILDINGS: 15 FT

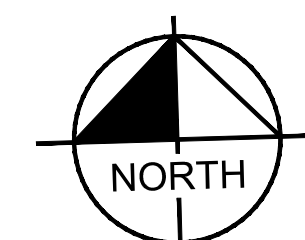
MINIMUM UNOBSTRUCTED OPEN SPACE:

- 68,329 SF

GENERAL NOTES

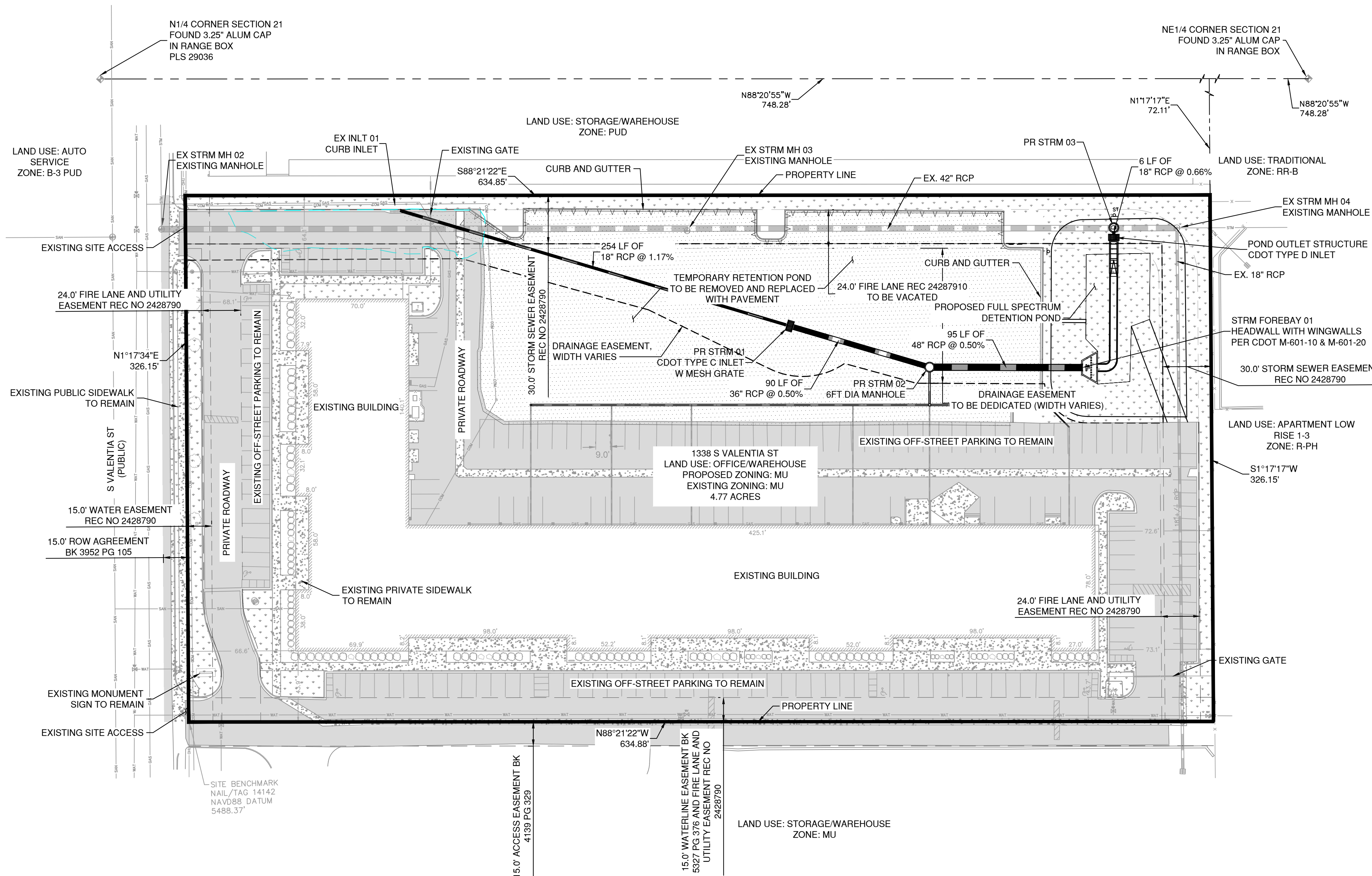
1. EXISTING BUILDING IS A MULTI-TENANT STRUCTURE WITH PARKING THROUGHOUT THE SITE.
2. NO IMPROVEMENTS TO ACCESS OR ADJACENT RIGHTS-OF-WAY ARE PROPOSED AS PART OF THIS SDP.
3. NO PHASING IS PROPOSED AS PART OF THIS SDP.
4. NO CHANGES TO LIGHTING IS PROPOSED AT THIS TIME.
5. NO CHANGES TO LANDSCAPING ARE PROPOSED AT THIS TIME.

BUILDING SUMMARY	
TOTAL BUILDING AREA	±45,123 SQ. FT.



GRAPHIC SCALE IN FEET

A horizontal scale bar with tick marks at 0, 20, 40, and 80 feet. The bar is divided into four equal segments, each representing 20 feet. The segments are colored black, white, black, and white from left to right.



ARAPAHOE COUNTY CASE NO. SDPZ25-001

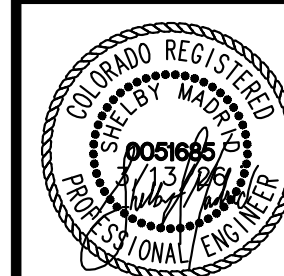


Kimley»»Horn

2025 KIMLEY-HORN AND ASSOCIATES, INC.
6200 S South Syracuse Way #300
Greenwood Village, Colorado 80111 (303) 221-1100

DESIGNED BY: CRA
DRAWN BY: CRA
CHECKED BY: SAM
DATE: 01/08/2026

SPECIFIC DEVELOPMENT PLAN
1338 S VALENTIA STREET
ARAPAHOE COUNTY, COLORADO
SITE PLAN



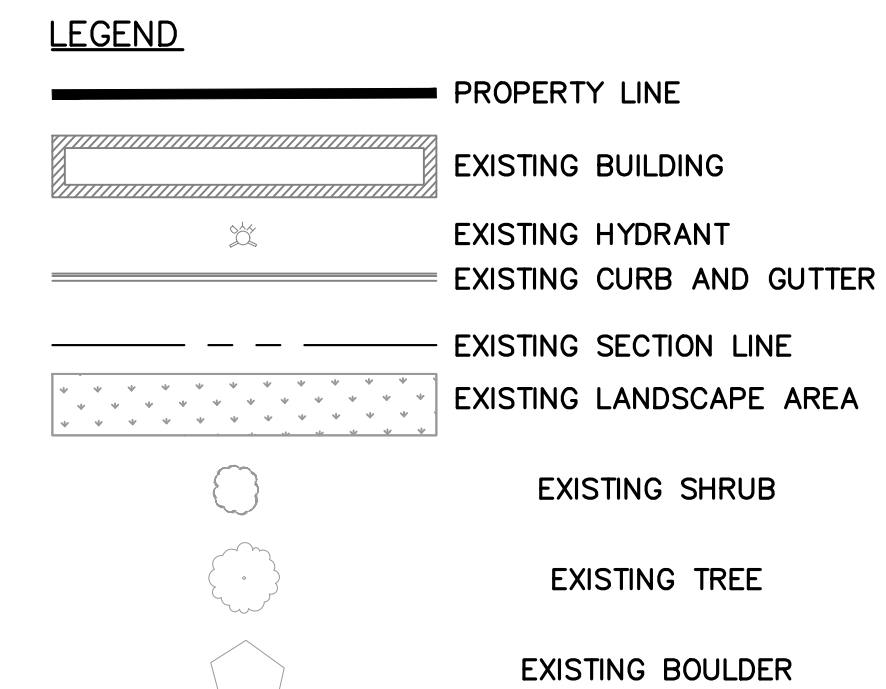
PROJECT NO.
096675003

DRAWING NAME
096675003 SF

2 OF 3

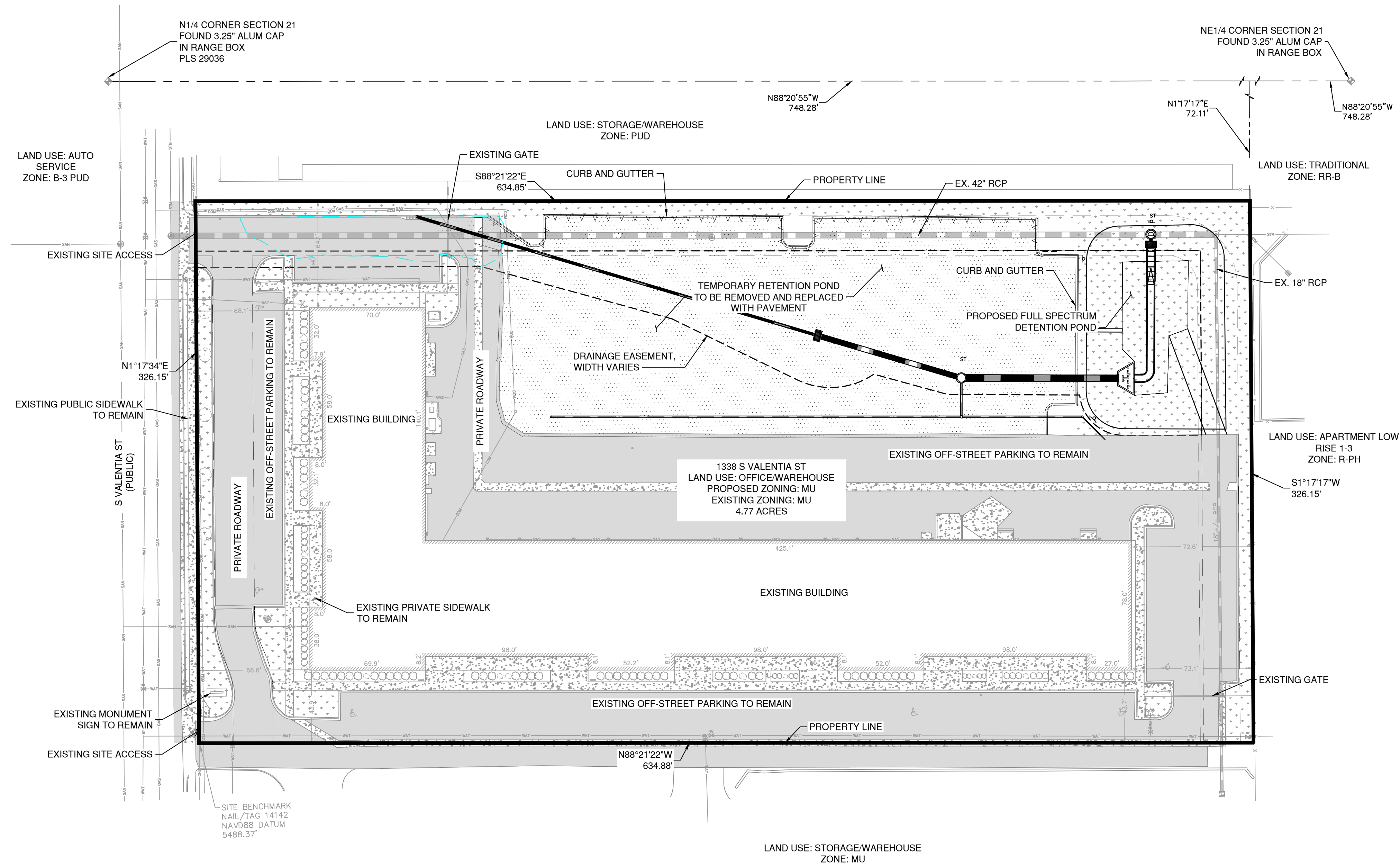
PARKER ROAD BUSINESS CENTER SPECIFIC DEVELOPMENT PLAN

A PORTION OF NE 1/4 OF SECTION 21, TOWNSHIP 4 SOUTH
RANGE 67 WEST OF THE 6TH P.M., COUNTY OF
ARAPAHOE, STATE OF COLORADO



GENERAL NOTES

1. EXISTING BUILDING IS A MULTI-TENANT STRUCTURE WITH PARKING THROUGHOUT THE SITE.
2. NO IMPROVEMENTS TO ACCESS OR ADJACENT RIGHTS-OF-WAY ARE PROPOSED AS PART OF THIS SDP.
3. NO PHASING IS PROPOSED AS PART OF THIS SDP.
4. NO CHANGES TO THE EXISTING IRRIGATION DESIGN ARE PROPOSED AS PART OF THIS SDP.

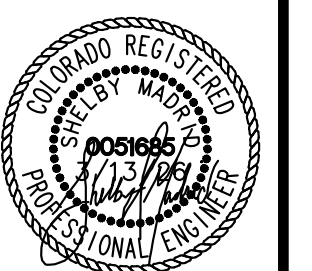


Kimley»»Horn
2025 KIMLEY-HORN AND ASSOCIATES, INC.

6200 S South Syracuse Way #300
Greenwood Village, Colorado 80111 (303) 222-

DESIGNED BY: CRA
DRAWN BY: CRA
CHECKED BY: SAM
DATE: 01/08/2026

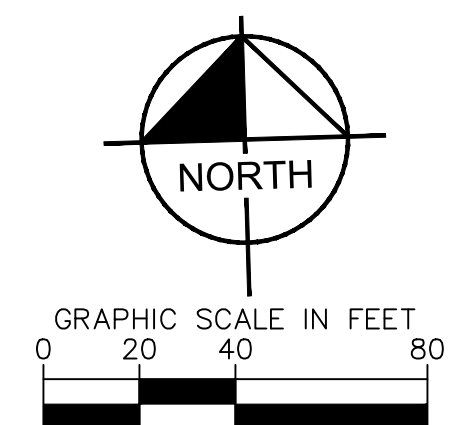
SPECIFIC DEVELOPMENT PLAN
1338 S VALENTIA STREET
ARAPAHOE COUNTY, COLORADO
LANDSCAPE PLAN



PROJECT NO.
096675003

DRAWING NAME
096675003_SP

3 OF 3



ARAPAHOE COUNTY CASE NO. SDPZ25-001

