

PARKER ROAD BUSINESS CENTER ADMINISTRATIVE SITE 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

LEGAL DESCRIPTION

PARCEL 1:

LOT 1, PARKER ROAD BUSINESS CENTER, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL 2:

TOGETHER WITH EASEMENT FOR INGRESS AND EGRESS RECORDED APRIL 2, 1984 IN BOOK 4139 AT PAGE 329 AND MAY 7, 1984 IN BOOK 4151 AT PAGE 388, AND FIRST AMENDMENT THERETO RECORDED MARCH 6, 1987 IN BOOK 5069 AT PAGE 694, COUNTY OF ARAPAHOE, STATE OF COLORADO.

STANDARD NOTES

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THE ASP KNOWN AS PARKER ROAD BUSINESS CENTER, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT/PLAN WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED, AND PROVIDED CONSTRUCTION OF SAID ROADWAYS IS STARTED WITHIN ONE YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNERS, DEVELOPERS AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

DRAINAGE MAINTENANCE

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENT. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO MAINTAINING THE SPECIFIED STORM WATER DETENTION/RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. ARAPAHOE COUNTY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

EMERGENCY ACCESS NOTE

EMERGENCY ACCESS IS GRANTED HERewith OVER AND ACROSS ALL PAVED AREAS FOR POLICE, FIRE AND EMERGENCY VEHICLES.

DRIVES, PARKING AREAS, AND UTILITY EASEMENTS

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS, AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS, AND EASEMENTS, I.E.: CROSS-ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.

PRIVATE STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE PRIVATE ROADWAYS SHOWN ON THIS PLAT/PLAN ARE NOT IN CONFORMANCE WITH ARAPAHOE COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS AND WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH SUBDIVISION STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION. THE OWNERS, DEVELOPERS, AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

DRAINAGE LIABILITY

IT IS THE POLICY OF ARAPAHOE COUNTY THAT IT DOES NOT AND WILL NOT ASSUME LIABILITY FOR THE DRAINAGE FACILITIES DESIGNED AND/OR CERTIFIED BY KIMLEY-HORN. ARAPAHOE COUNTY REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30, ARTICLE 28, BUT CANNOT, ON BEHALF OF VALENTIA STREET LLC, GUARANTEE THAT THE FINAL DRAINAGE DESIGN WILL ABSOLVE VALENTIA STREET LLC, AND/OR THEIR SUCCESSORS AND/OR ASSIGNS OF FUTURE LIABILITY FOR IMPROPER DESIGN. IT IS THE POLICY OF ARAPAHOE COUNTY THAT APPROVAL OF THE FINAL PLAT AND/OR FINAL DEVELOPMENT PLAN DOES NOT IMPLY APPROVAL OF KIMLEY-HORN'S DRAINAGE DESIGN.

LANDSCAPE MAINTENANCE

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNER'S ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS.

THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

SIGHT TRIANGLE MAINTENANCE

THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE ARE PROHIBITED FROM ERECTING OR GROWING AND OBSTRUCTIONS OVER THREE FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY WITHIN SAID TRIANGLE.

PUBLIC IMPROVEMENTS NOTE

AFTER FINAL DEVELOPMENT PLAN/FINAL PLAT APPROVAL, ISSUANCE OF INDIVIDUAL BUILDING PERMITS WILL BE SUBJECT TO THE FOLLOWING STIPULATIONS AND/OR CONDITIONS PRECEDENT, WHICH OWNER AGREES TO IN CONJUNCTION WITH APPROVAL OF THE FINAL DEVELOPMENT PLAN AND/OR FINAL PLAT. SUCH BUILDING PERMITS WILL BE ISSUED ONLY AFTER THE OWNERS GUARANTEE PUBLIC IMPROVEMENTS IN A FORM ACCEPTABLE TO THE BOARD OF COUNTY COMMISSIONERS PURSUANT TO STATE STATUTE.

DRAINAGE MASTER PLAN NOTE

THE POLICY OF THE COUNTY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:

- DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN.
- DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGEWAY OF ESTABLISHED CONVEYANCE CAPACITY SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGEWAY. THE COUNTY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFFSITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE COUNTY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE COUNTY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.
- EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGEWAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGEWAY PLANS (SECTION 3.4 OF THE ARAPAHOE COUNTY STORMWATER MANAGEMENT MANUAL) OR AS REQUIRED BY THE COUNTY AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.

VICINITY MAP



VICINITY MAP
1" = 2,000'

SHEET INDEX

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	SITE PLAN
3	LANDSCAPE PLAN

NO.	REVISIONS				
	1	2	3	4	5
10/22/2025					
01/21/2026	●	●	●		
03/13/26	●	●	●		

CONTACTS

OWNER:
VALENTIA STREET, LLC
1720 S BELLAIRE STREET, SUITE 200
DENVER, CO 80222.
PHONE: 303.929.1012
CONTACT: DAVID SPRIGGS

SURVEYOR:
RUBIO SURVEYING
3312 AIRPORT ROAD
BOULDER, CO, 80301
PHONE: 303.464.9515
CONTACT: ROBERT J. RUBINO, PLS

ENGINEER:
KIMLEY-HORN & ASSOCIATES, INC.
6200 S SYRACUSE WAY, SUITE 300
DENVER, CO 80111
PHONE: 303.228.2327
CONTACT: SHELBY MADRID, P.E.

CERTIFICATE OF OWNERSHIP

I, DAVID SPRIGGS, HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS PARKER ROAD BUSINESS CENTER (ASP25-006).

PLANNING DIVISION MANAGER OF DESIGNEE

STATE OF _____)
COUNTY OF _____) S.S

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D., 20____ BY _____.

AS _____ OF _____ AN AUTHORIZED SIGNATORY.

BY _____
NOTARY PUBLIC

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES _____

NOTARY NUMBER: _____

PLANNING DIVISION MANAGER APPROVAL

ADMINISTRATIVE SITE PLAN IS APPROVED THIS _____ DAY OF _____, 20____ BY THE PLANNING DIVISION MANAGER, OR DESIGNEE.

PLANNING DIVISION MANAGER OF DESIGNEE

SITE SPECIFIC NOTES

FOUR SQUARE MILE AREA NOTE
OWNER, SUCCESSORS, AND ASSIGNS HEREBY AGREE:

- TO INCLUDE SAID DEVELOPMENT WITHIN A SPECIAL DISTRICT FOR THE PURPOSE OF PARTICIPATING IN THE CONSTRUCTION OF NECESSARY OFF-SITE IMPROVEMENTS AT THE TIME OF APPROVAL OF FINAL PLANS.
- TO COOPERATE WITH OTHER OWNERS OF OTHER PARCELS AND/OR SPECIAL DISTRICTS IN OFF-SITE ROADWAY AND OPEN SPACE IMPROVEMENTS AS NECESSITATED BY DEVELOPMENT IMPACTS AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.
- TO INCLUDE SAID DEVELOPMENT IN A MASTER DRAINAGE DISTRICT IF SUCH A DISTRICT IS FORMED.

STREET LIGHTING

ALL LOTS ARE SUBJECT TO AND BOUND BY TARIFFS WHICH ARE NOW AND MAY IN THE FUTURE BE FILED WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO RELATING TO STREET LIGHTING IN THIS PLAN OR PLAT, TOGETHER WITH RATES, RULES, AND REGULATIONS THEREIN PROVIDED AND SUBJECT TO ALL FUTURE AMENDMENTS AND CHANGES THERETO.

DRAINAGE

ALL DRAINAGE, DETENTION POND AND STORM SEWER EASEMENTS SHOWN HEREON BURDEN AND RUN WITH ALL LANDS DESCRIBED IN THIS PLAT TO THE BENEFIT OF ARAPAHOE COUNTY AND ITS ASSIGNS, AND ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS. THE EASEMENTS ARE GOVERNED BY THE TERMS AND CONDITIONS OF ARAPAHOE COUNTY'S STORMWATER AND DRAINAGE REGULATIONS AND STANDARDS AND ALL TERMS AND CONDITIONS OF RECORD, INCLUDING THOSE RECORDED ON JUNE 5, 1997, AT RECEPTION NUMBER A7066570, AS THOSE REGULATIONS, STANDARDS, TERMS AND CONDITIONS THAT EXIST AT THE TIME OF COUNTY APPROVAL OF THIS DOCUMENT AND AS THEY MAY BE AMENDED FROM TIME TO TIME.

STORMWATER MAINTENANCE

THE PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL PERMANENT BEST MANAGEMENT PRACTICES (BMP'S) AND STORMWATER FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENTS AND THE OPERATIONS AND MAINTENANCE (O AND M) GUIDE IN THE CASE OF PERMANENT BMP'S. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, MAINTAINING THE SPECIFIED BMP'S CONTAINED IN THE O AND M MANUAL RECORDED AT RECEPTION NUMBER _____ AND THE STORMWATER FACILITIES SHOWN IN THE APPROVED PHASE III DRAINAGE REPORT AND SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS.

THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL PERMANENT BMP'S AND/OR STORMWATER FACILITIES ASSOCIATED WITH THIS DEVELOPMENT. IF THE PERMANENT BMP'S AND STORMWATER FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESSED THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

NO.	REVISION	BY	DATE
2	3RD FORMAL SUBMISSION	SAM	03/13/26
1	2ND FORMAL SUBMISSION	SAM	01/07/25

Kimley»Horn
2025 KIMLEY-HORN AND ASSOCIATES, INC.
6200 S South Syracuse Way #500
Greenwood Village, Colorado 80111 (303) 228-2300

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

ADMINISTRATIVE SITE PLAN
1338 S VALENTIA STREET
ARAPAHOE COUNTY, COLORADO
COVER SHEET



PROJECT NO.
096675003

DRAWING NAME
096675003_CV

1 OF 3

K:\DEN_Civil\096675003_1338 S Valentia Street\CADD\PlanSheets\ASP\096675003_CV.dwg Madrid, Shelby 3/13/2026 9:17 AM

ARAPAHOE COUNTY CASE NO. ASP25-006



PARKER ROAD BUSINESS CENTER ADMINISTRATIVE SITE 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

LEGEND

- PROPERTY LINE
- EXISTING BUILDING
- EXISTING HYDRANT
- EXISTING CURB AND GUTTER
- EXISTING SECTION LINE
- EXISTING ASPHALT
- EXISTING LANDSCAPE
- EXISTING CONCRETE
- PROPOSED ASPHALT
- PROPOSED CURB AND GUTTER (CATCH)
- PROPOSED CURB AND GUTTER (SPILL)
- PROPOSED EMERGENCY OVERFLOW PATH

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
- COMMERCIAL MARIJUANA

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

- EXISTING BUILDING IS A MULTI-TENANT STRUCTURE WITH PARKING THROUGHOUT THE SITE.
- NO IMPROVEMENTS TO ACCESS OR ADJACENT RIGHTS-OF-WAY ARE PROPOSED AS PART OF THIS ASP.
- NO PHASING IS PROPOSED AS PART OF THIS ASP.

BUILDING SUMMARY

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

ARAPAHOE COUNTY REGISTERED PROFESSIONAL ENGINEER

051665

PROJECT NO. 096675003
DRAWING NAME 096675003_SP

NO.	REVISION	BY	DATE	APPR
2	3RD FORMAL SUBMISSION	SAM	03/13/26	SAM
1	2ND FORMAL SUBMISSION	SAM	01/07/25	SAM

Kimley»Horn

2025 KIMLEY-HORN AND ASSOCIATES, INC.
6200 S South Syracuse Way #500
Greenwood Village, Colorado 80111 (303) 228-2300

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

ADMINISTRATIVE SITE PLAN
1338 S VALENTIA STREET
ARAPAHOE COUNTY, COLORADO
SITE PLAN

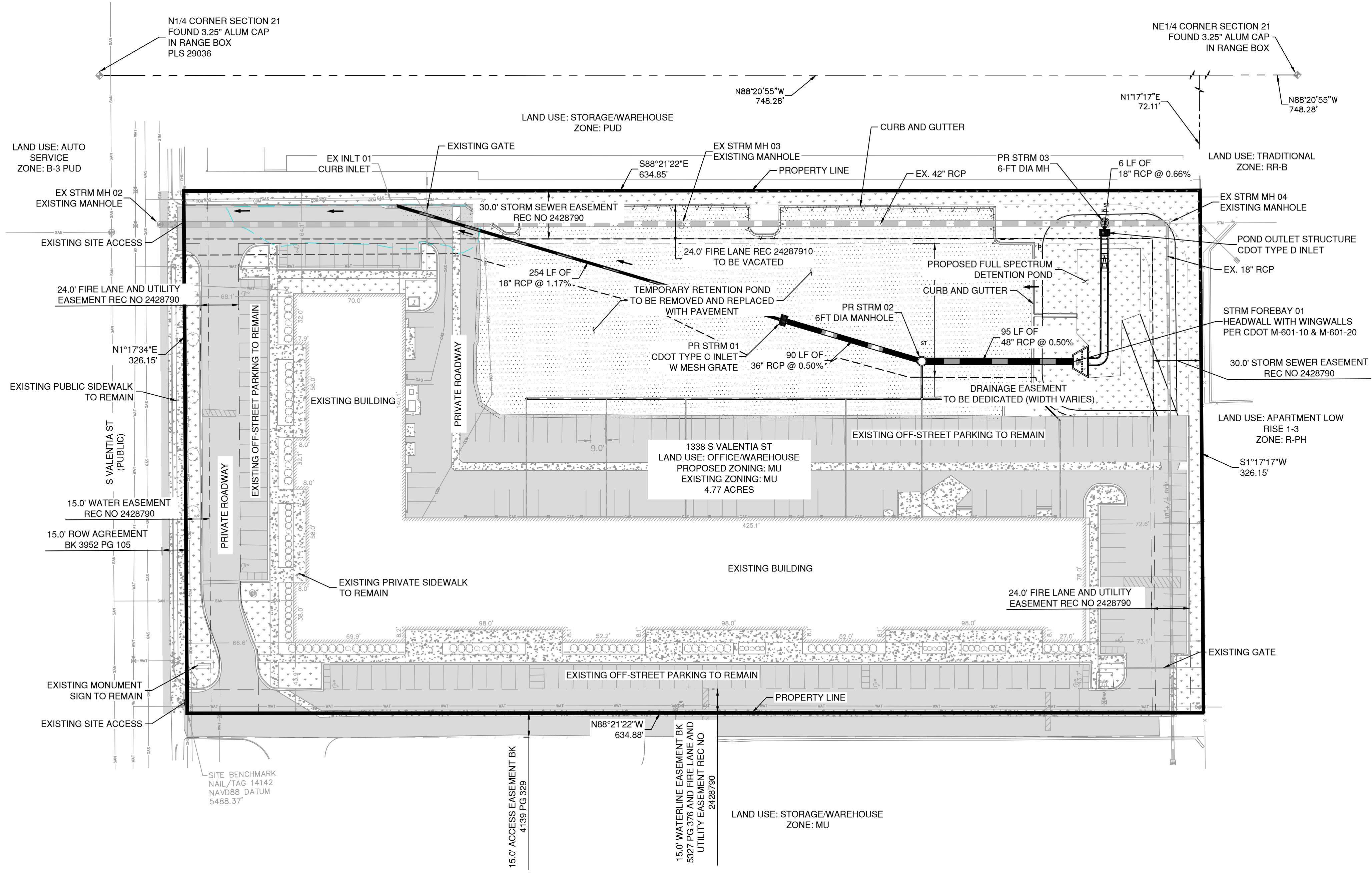
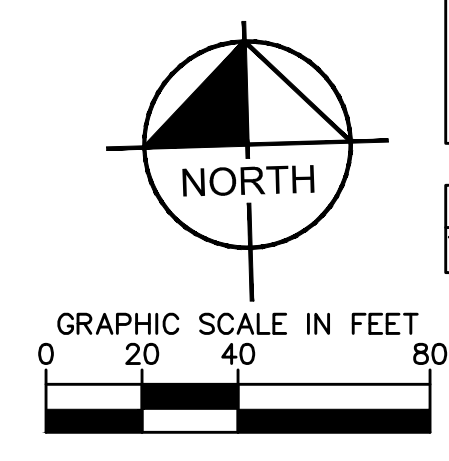


PROJECT NO. 096675003
DRAWING NAME 096675003_SP

K:\DEN_Civil\096675003_1338 S Valentia Street\CADD\PlanSheets\ASP\096675003_SP.dwg Ayers, Connor 6/11/2026 1:39 PM

ARAPAHOE COUNTY CASE NO. ASP25-006










811 Know what's below.
Call before you dig.



PARKER ROAD BUSINESS CENTER ADMINISTRATIVE SITE PLAN

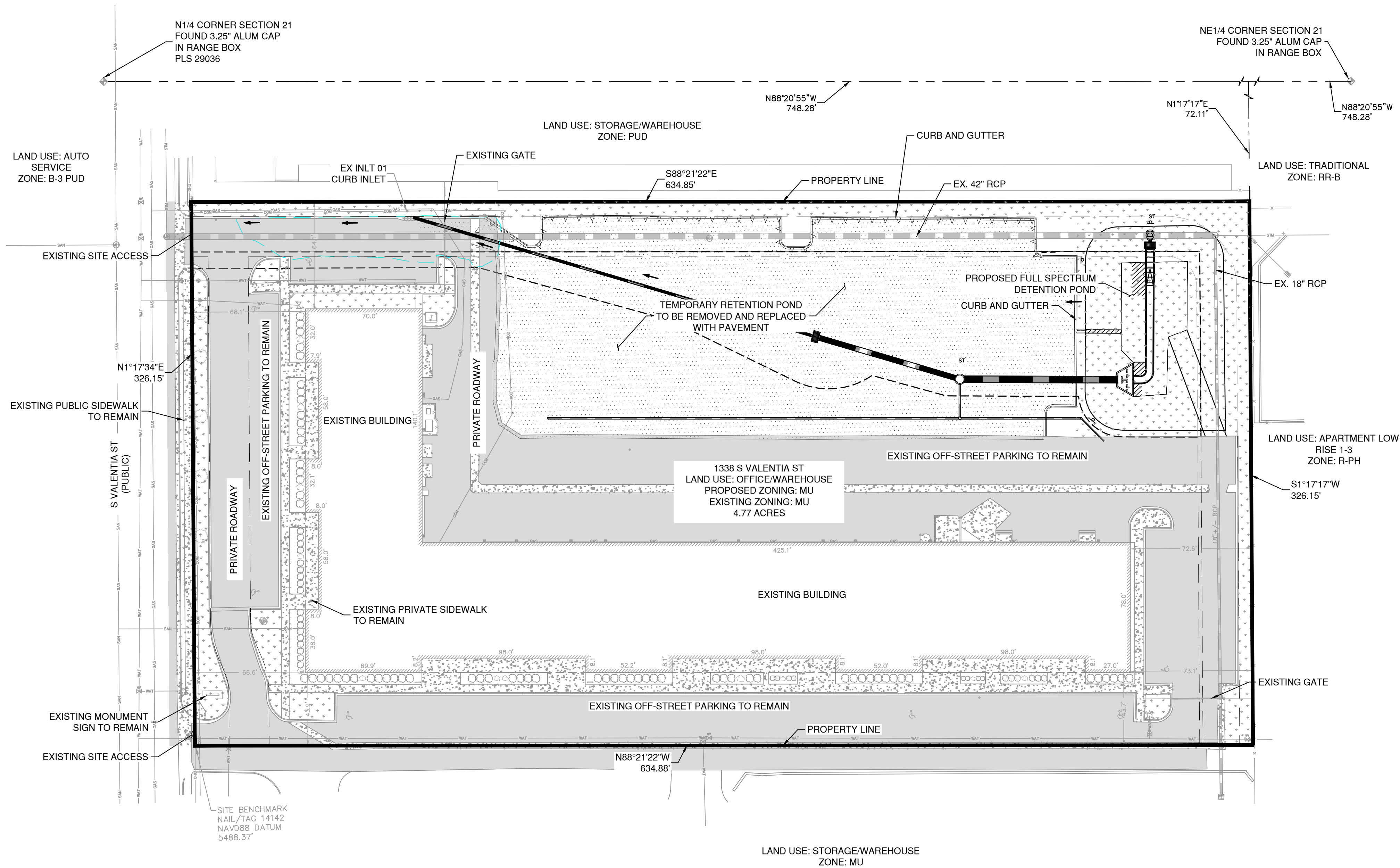
A PORTION OF NE 1/4 OF SECTION 21, TOWNSHIP 4 SOUTH
RANGE 67 WEST OF THE 6TH P.M., COUNTY OF
ARAPAHOE, STATE OF COLORADO

LEGEND

-  PROPERTY LINE
-  EXISTING BUILDING
-  EXISTING HYDRANT
-  EXISTING CURB AND GUTTER
-  EXISTING SECTION LINE
-  EXISTING LANDSCAPE AREA
-  EXISTING SHRUB
-  EXISTING TREE
-  EXISTING BOULDER

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 ASP.
3. NO PHASING IS PROPOSED AS PART OF THIS ASP.
4. NO CHANGES TO THE EXISTING IRRIGATION DESIGN ARE PROPOSED AS PART OF THIS ASP.
5. NO CHANGES TO LIGHTING IS PROPOSED AT THIS TIME.
6. NO CHANGES TO LANDSCAPING ARE PROPOSED AT THIS TIME.



NO.	REVISION	BY	DATE	APPR
2	3RD FORMAL SUBMISSION	SAM	03/13/26	SAM
1	2ND FORMAL SUBMISSION	SAM	01/07/25	SAM

Kimley»Horn
2025 KIMLEY-HORN AND ASSOCIATES, INC.
6200 S South Syracuse Way #500
Greenwood Village, Colorado 80111 (303) 228-2300

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

ADMINISTRATIVE SITE PLAN
1338 S VALENTIA STREET
ARAPAHOE COUNTY, COLORADO
LANDSCAPE PLAN



PROJECT NO.
096675003
DRAWING NAME
096675003_SP

K:\DEN_Civil\096675003_1338 S Valentinia Street\CADD\PlanSheets\ASP\096675003_SP.dwg Madrid, Shelby 3/13/2026 9:18 AM

ARAPAHOE COUNTY CASE NO. ASP25-006
811 Know what's below.
Call before you dig.

