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

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 SDPZ 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 STATE 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.

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.

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:

1. DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN.
2. 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.
3. 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.

SITE SPECIFIC NOTES

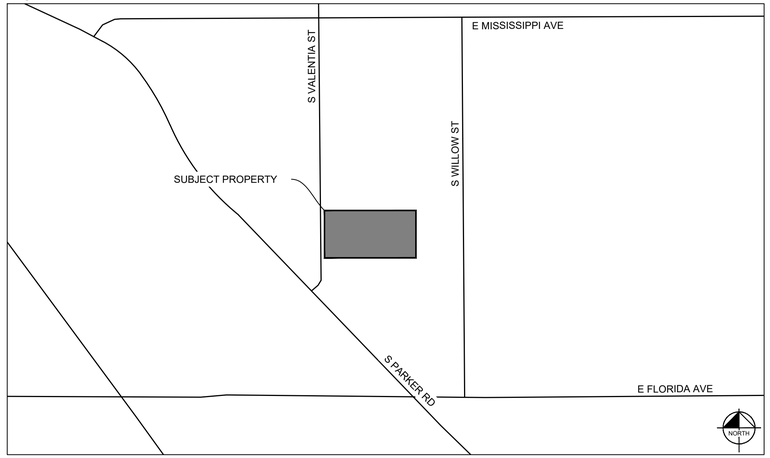
FOUR SQUARE MILE AREA NOTE
OWNER, SUCCESSORS, AND ASSIGNS HEREBY AGREE:

A. 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.
B. 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.
C. TO INCLUDE SAID DEVELOPMENT IN A MASTER DRAINAGE DISTRICT IF SUCH A DISTRICT IS FORMED.

ARAPAHOE COUNTY CASE NO. SDPZ25-001

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

VICINITY MAP



VICINITY MAP
1" = 2,000'

SHEET INDEX

SHEET LIST TABLE		REVISIONS					
SHEET NUMBER	SHEET TITLE	10/22/2025	1 01/21/2026	2 03/13/26	3	4	5
1	COVER SHEET	●	●	●			
2	SITE PLAN	●	●	●			
3	LANDSCAPE PLAN	●	●	●			

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 (SDPZ25-001).

_____
OWNER OF RECORD OR AUTHORIZED AGENT

STATE OF _____)
)S.S
COUNTY OF _____)

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 COMMISSION RECOMMENDATION

NOT RECOMMENDED/RECOMMENDED BY THE ARAPAHOE COUNTY PLANNING COMMISSION, THIS ____DAY OF _____A.D, 20____.

_____
CHAIR

DEVELOPMENT STANDARDS TABLE

EXISTING PARKING
- 175 STANDARD, 7 ADA

TOTAL BUILDING AREA
- ±45,123 SQ. FT.

MAXIMUM BUILDING HEIGHTS:
- 25 FT

MAXIMUM ALLOWABLE SIZE, FLOOR AREA, BUILDING TYPE FOR NON-RESIDENTIAL:
- 165,000 SF (APPROXIMATELY ⅓ OFFICE/SHOWROOM AND 2/3 WAREHOUSE SPACE)

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

NOTE: ALL DESIGN DETAILS TO BE FURTHER DEFINED WITH THE ADMINISTRATIVE SITE PLAN (ASP25-006).

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2025 KIMLEY-HORN AND ASSOCIATES, INC.
6200 S South Syracuse Way #300
Greenwood Village, Colorado 80111 (303) 228-2300

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

SPECIFIC DEVELOPMENT PLAN
1338 S VALENTIA STREET
ARAPAHOE COUNTY, COLORADO
COVER SHEET

COLORADO REGISTERED SHELBY MADRID 0051855 3/13/26 PROFESSIONAL ENGINEER

PROJECT NO.
096675003

DRAWING NAME
096675003_CV

1 OF 3

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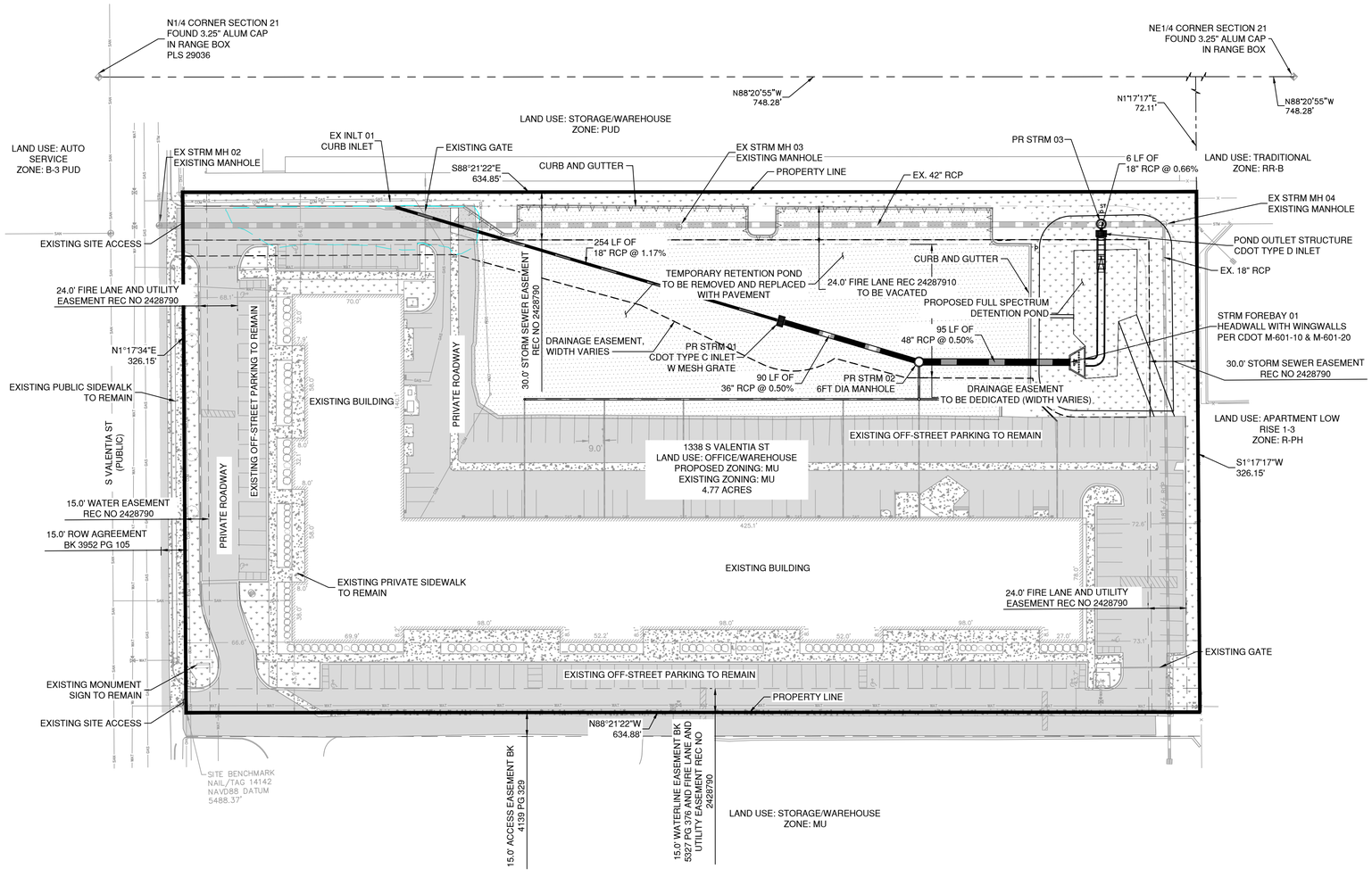
PARKER ROAD BUSINESS CENTER
SPECIFIC DEVELOPMENT PLAN

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



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
- PROPOSED CURB AND GUTTER (SPILL)

Parking Summary Table		
Use	Parking Ratio	Parking Required
Office/Warehoue	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 ParkingProvided		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.
5. NO CHANGES TO LIGHTING IS PROPOSED AT THIS TIME.
6. NO CHANGES TO LANDSCAPING ARE PROPOSED AT THIS TIME.

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

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

ARAPAHOE COUNTY CASE NO. SDPZ25-001

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1338 S VALENTIA STREET
ARAPAHOE COUNTY, COLORADO
SITE PLAN

COLORADO REGISTERED
SHELBY M. MADRID
005685
01/13/2026
PROFESSIONAL ENGINEER

PROJECT NO.
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DRAWING NAME
096675003_SP

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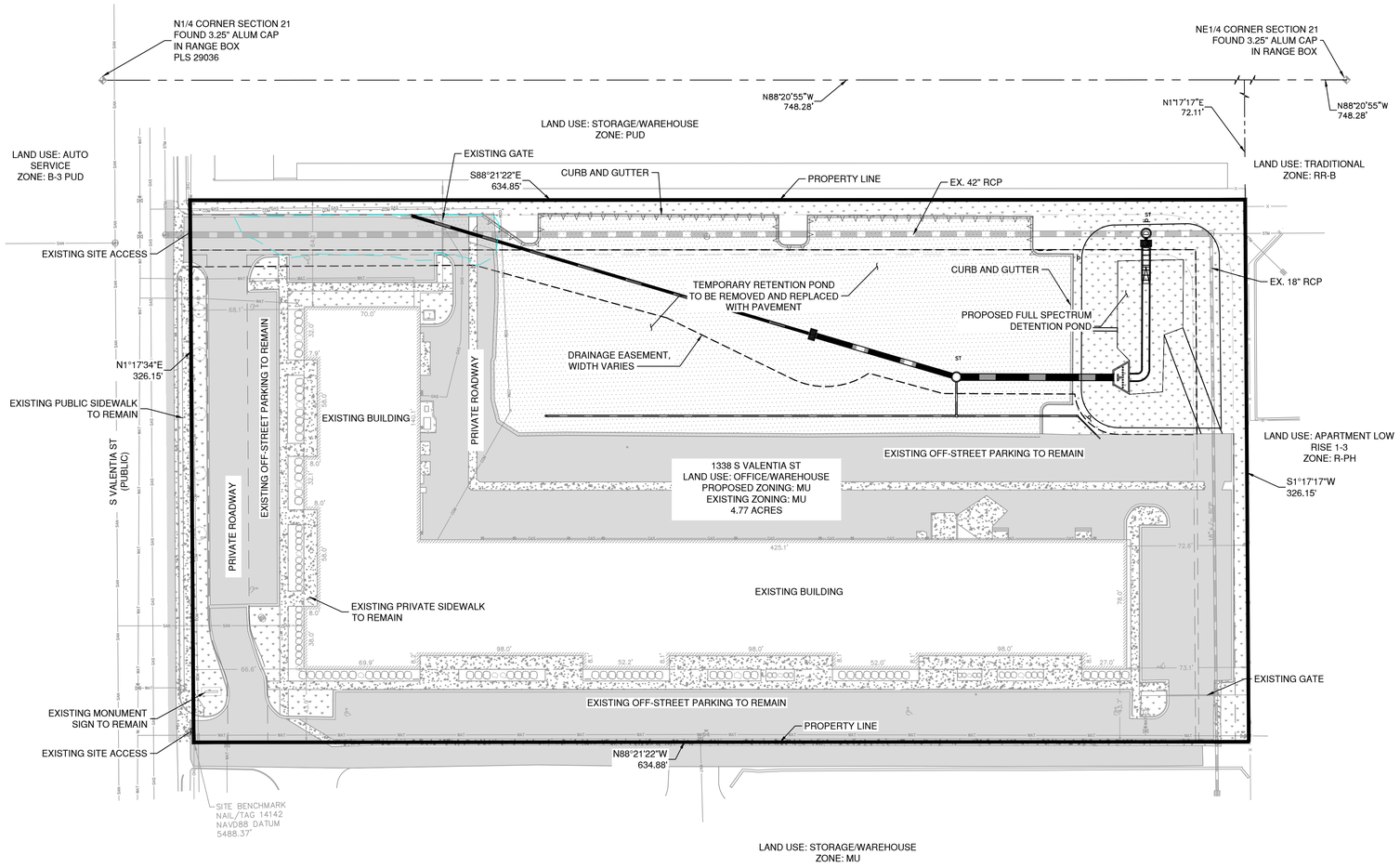

LEGEND

- 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 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.

ARAPAHOE COUNTY CASE NO. SDPZ25-001

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1338 S VALENTIA STREET
ARAPAHOE COUNTY, COLORADO
LANDSCAPE PLAN

COLORADO REGISTERED PROFESSIONAL ENGINEER 0051895

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