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**LEGAL DESCRIPTION**

TRACT B-2, REPLAT OF CAT.1, PROJ. NO.83-168  
SECTION 2, TOWNSHIP 34 NORTH, RANGE 9 WEST N.M.P.M.  
COUNTY OF LA PLATA, STATE OF COLORADO

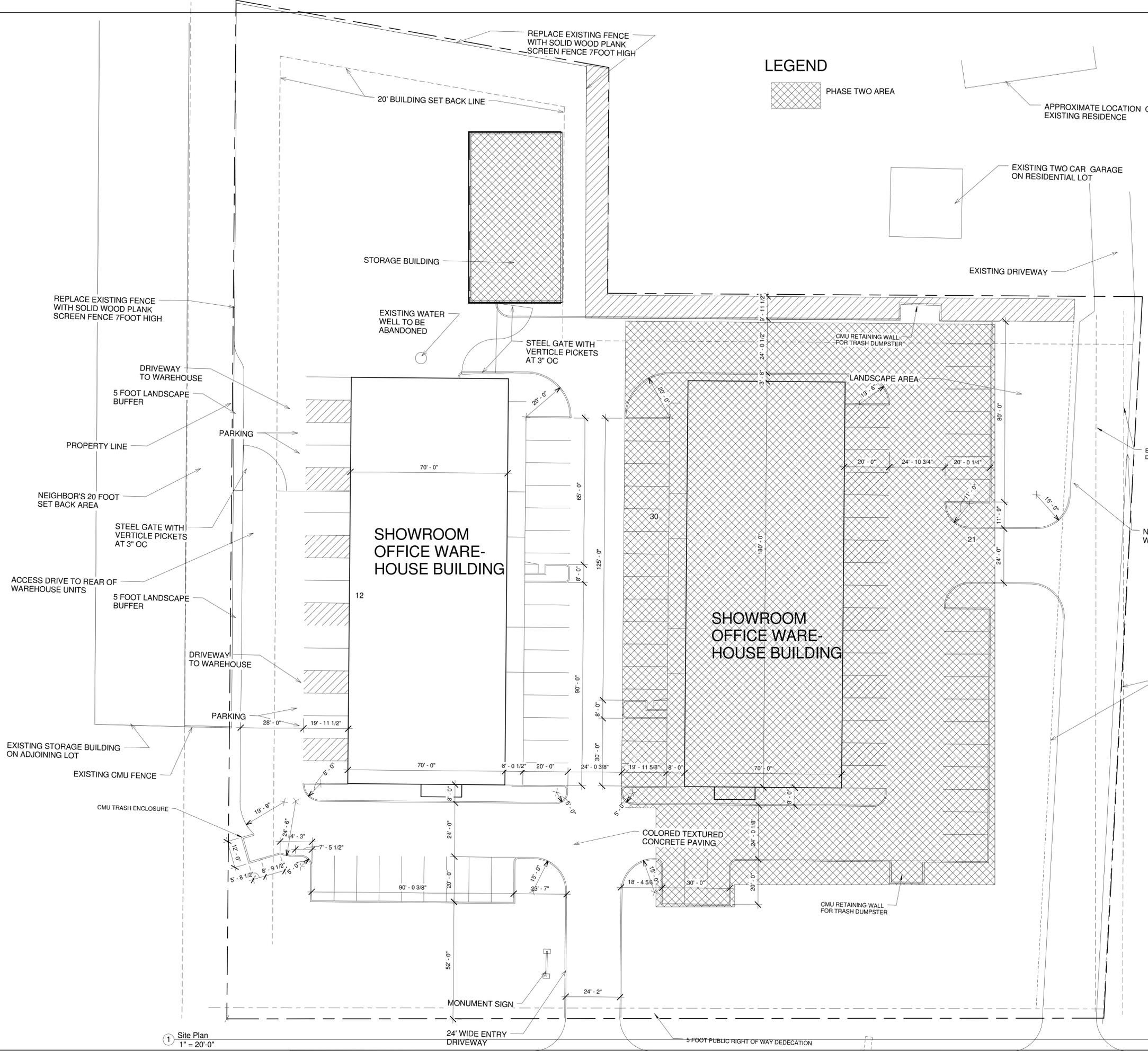
**PARKING :**

- REQUIREMENTS
- OFFICE USE 1 SPACE PER 300 SF FLOOR AREA
  - WAREHOUSE USE 1 SPACE PER 1000 SF FLOOR AREA
  - OFFICE USE 16993 SF AT 300 SF YIELDS 56.6 SPACES
  - WARE HOUSE USE 19252 SF AT 1000 SF YIELDS 19.2 SPACES
- TOTAL PARKING SPACES REQUIRED IS 75.8 SPACES

- PARKING PROVIDED
- 82 STANDARD PARKING SPACES
  - AND 2 DISABLED PARKING SPACES

**AREA ANALYSIS**

BUILDINGS PROPOSED	
12 WAREHOUSE/OFFICE UNITS	33,278 SF
WITH MEZZANINE	
OFFICE USE IS 16993 SF OF TOTAL	
STORAGE BUILDINGS	2,967 SF
TOTAL BUILDING AREA	36,245 SF
TOTAL LOT SIZE	= 144996 SF
ALLOWABLE FLOOR AREA AT F.A.R. OF 25%	36,249 SF



1 Site Plan  
1" = 20'-0"