

EASTGATE - GENERAL DEVELOPMENT PLAN

THE PARCELS LOCATED IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

LEGAL DESCRIPTION:

PARCEL A: THE WEST 1203.25 FEET OF THE NE ¼ OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO. EXCEPT THAT PORTION CONVEYED TO ARAPAHOE COUNTY IN QUIT-CLAIM DEED RECORDED DECEMBER 31, 1930 IN BOOK 307 PAGE 598, ARAPAHOE COUNTY RECORDS. EXCEPT THAT PORTION CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, IN SPECIAL WARRANTY DEED RECORDED APRIL 9, 1956 IN BOOK 961 PAGE 581, ARAPAHOE COUNTY RECORDS. EXCEPT THAT PORTION CONVEYED TO DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, IN QUIT-CLAIM DEED RECORDED JULY 8, 2014 AT RECEPTION NO. D4059823, ARAPAHOE COUNTY RECORDS.

TOGETHER WITH

PARCEL B: THE NORTHEAST ¼ OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EXCEPT THE WEST 1203.25 FEET OF THE NORTHEAST ¼ AS CONVEYED IN WARRANTY DEED RECORDED SEPTEMBER 8, 1961 IN BOOK 1286 AT PAGE 471, AND EXCEPT ANY PORTION THEREOF LYING WITHIN EXISTING ROADS AS CONVEYED IN DEED RECORDED DECEMBER 31, 1930 IN BOOK 307 AT PAGE 598 AND IN DEED RECORDED APRIL 9, 1956 IN BOOK 961 AT PAGES 581 AND 583 AND IN DEED RECORDED MARCH 31, 1975 IN BOOK 2321 AT PAGE 982 AND IN RULE, ORDER AND JUDGMENT RECORDED DECEMBER 15, 1968 IN BOOK 1691 AT PAGE 740, AND EXCEPT THAT PORTION CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO IN QUIT-CLAIM DEED RECORDED JULY 8, 2014 UNDER RECEPTION NO. D4059822, COUNTY OF ARAPAHOE, STATE OF COLORADO.

STANDARD NOTES:

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THE GENERAL DEVELOPMENT PLAN KNOWN AS EASTGATE, 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.

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 MANHARD CONSULTING. ARAPAHOE COUNTY REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30, ARTICLE 29, BUT CANNOT, ON BEHALF OF PROPERTY 292, LLC, GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE PROPERTY 292, 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 MANHARD CONSULTING'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.

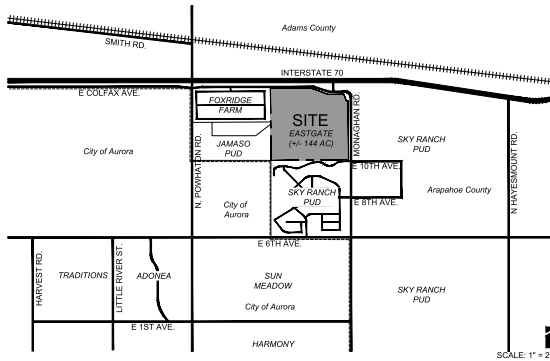
MAINTENANCE EASEMENT: A MAINTENANCE EASEMENT IS REQUIRED FOR DEVELOPMENTS WITH ZERO SIDE SETBACKS IF ONE STRUCTURE IS BUILT ON THE LOT LINE. IN ORDER TO MAINTAIN STRUCTURE WITH THE ZERO SIDE SETBACK, A MAINTENANCE EASEMENT WILL BE REQUIRED ON THE ADJACENT LOT TO ENABLE MAINTENANCE TO BE PERFORMED ON SAID STRUCTURE FROM THE ADJOINING PROPERTY. EACH LOT OWNER AGREES TO ALLOW ADJACENT LOT OWNERS ACCESS ACROSS THEIR LOT, WITHIN FIVE FEET OF THE COMMON LOT LINE, AS MAY BE NEEDED TO MAINTAIN AND REPAIR THE ADJACENT OWNER'S PRINCIPAL STRUCTURE. EACH ADJACENT OWNER AGREES TO REPAIR ANY DAMAGE WHICH MAY BE CAUSED TO THE LOT OWNERS PROPERTY FROM THE ADJACENT OWNERS USE OF THIS MAINTENANCE EASEMENT, AND TO TAKE ALL NECESSARY STEPS TO AVOID CAUSING SUCH DAMAGE.

DRAINAGE MASTER PLAN NOTE:

THE POLICY OF ARAPAHOE 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:



SPECIFIC NOTES:

AIRPORT INFLUENCE AREA NOTE: ALL PROPERTY WITHIN THE 55 DAY/NIGHT AVERAGE SOUND LEVEL (DNL) IS EXPECTED TO BE EXPOSED TO DAILY AIRCRAFT NOISE THAT THE ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS HAS DETERMINED IS THE MAXIMUM ACCEPTABLE LEVEL FOR RESIDENTIAL USE. BECAUSE OF THIS, ARAPAHOE COUNTY HAS REQUIRED THAT ALL RESIDENCES IN THIS AREA AND WITHIN EASTGATE BE CONSTRUCTED IN WAYS THAT LESSEN THE EFFECTS OF THE AIRCRAFT NOISE TO THE RESIDENTS OF EASTGATE. THESE CONSTRUCTION TECHNIQUES REQUIRE, BUT ARE NOT LIMITED TO, AIR CONDITIONING, ADDITIONAL INSULATION, INSULATED FENESTRATION, AND SIMILAR TECHNIQUES INTENDED TO ACHIEVE AN EXPECTED INTERIOR NOISE LEVEL OF 45 DECIBELS (DNL) IN THE EXPOSURE AREA.

AIRPORT INFLUENCE AREA (AVIGATION EASEMENT/HAZARD EASEMENT): AN AVIGATION AND HAZARD EASEMENT AFFECTING ALL PROPERTY CONTAINED WITHIN THIS GENERAL DEVELOPMENT PLAN HAS BEEN LEGALLY EXECUTED. SAID EASEMENT DOCUMENT CAN BE FOUND BY RECEPTION NUMBER E404130 OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER. THE LANDS CONTAINED WITHIN THIS GENERAL DEVELOPMENT PLAN LIE WITHIN THE AIRPORT INFLUENCE AREA, AN AREA WHICH IS LIKELY TO BE AFFECTED BY AIRCRAFT OPERATIONS AND THEIR POTENTIAL NOISE AND/OR CRASH HAZARDS TO A GREATER DEGREE THAN LANDS SITUATED OUTSIDE OF THE INFLUENCE AREA. ALL LANDS CONTAINED WITHIN THIS GENERAL DEVELOPMENT PLAN SHALL COMPLY WITH F.A.R. PART 77, "HEIGHT AND OBSTRUCTIONS CRITERIA".

RURAL TRANSPORTATION IMPACT FEE (RUTIF) AREA: THE EASTGATE DEVELOPMENT IS LOCATED WITHIN AN AREA WHICH IS SUBJECT TO A RURAL TRANSPORTATION IMPACT FEES TO DEFRAY COSTS OF IMPACTS TO CAPITAL ROAD FACILITIES CAUSED BY NEW DEVELOPMENT WITHIN THE AREA AS SET FORTH IN BOARD OF COUNTY COMMISSIONERS RESOLUTION NO. 160689. SAID RESOLUTION ESTABLISHES THE FEE SCHEDULE, WHICH FEES WILL BE CHARGED BY THE BUILDING DIVISION AND COLLECTED UPON THE ISSUANCE OF ALL BUILDING PERMITS FOR NEW CONSTRUCTION WITHIN THE IMPACT FEE AREA BOUNDARIES. THE FEES, THE IMPACT FEE AREA BOUNDARIES, THE RURAL TRANSPORTATION INFRASTRUCTURE PROPOSED TO BE FUNDED BY THE FEES AND OTHER PERTINENT PORTIONS OF THE FEE SCHEDULE MAY BE FURTHER STUDIED AND AMENDED FROM TIME TO TIME BY ACTION OF THE BOARD OF COUNTY COMMISSIONERS, AS NEEDED TO ENSURE A FAIR BALANCED SYSTEM.

STATEMENT OF INTENT:

TO REZONE THE PROPERTY TO A PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW A MIX OF COMMERCIAL, LIGHT INDUSTRIAL, AND RESIDENTIAL USES, CONSISTENT WITH THE COMPREHENSIVE MASTER PLAN DESIGNATION AS AN URBAN GROWTH AREA INTENDED TO PROMOTE EMPLOYMENT.

PARCEL ID	SITE AREA (AC)	CURRENT ZONE DISTRICT	PROPOSED ZONE DISTRICT
PARCEL 1977-00-0-00-379	68 AC	MU	PUD
PARCEL 1977-00-0-00-064	71 AC	A-1	PUD

PROJECT TEAM:

OWNER / APPLICANT
PROPERTY 292, LLC
4545 VILLE RD.
BENNETT CO 80102
(720) 335-1874
CONTACT: JOHN WAKEHAM

PLANNER/LANDSCAPE ARCHITECT
PLAN WEST, INC.
767 SANTA FE DR
DENVER, CO 80204
(303) 741-1411
CONTACT: ALLISON HIBBS

CIVIL ENGINEER/SURVEYOR
MANHARD CONSULTING
1001 BANNOCK ST. STE. 107
DENVER, CO 80204
(920) 371-8850
CONTACT: CHRIS SHANDOR

TRAFFIC ENGINEER
FOX TUTTLE TRANSPORTATION GROUP
1624 MARKET STREET, STE. 202
DENVER, CO 80202
(303) 652-3571
CONTACT: CASSIE SLADE

GEOTECHNICAL ENGINEER
TERRACON
10625 W 170 FRONTAGE RD N. STE. 3
WHEAT RIDGE, CO 80033
(303) 454-5262
CONTACT: JOHN HAAS

DEVELOPMENT CONSULTANT
JMC INVESTMENTS, LLC
10 E. BELLVIEW DR.
GLENWOOD VILLAGE, CO 80121
(919) 824-1504
CONTACT: JEFF KEELEY

CERTIFICATE OF OWNERSHIP:

I, _____, HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS 27500 E COLFAX GENERAL DEVELOPMENT PLAN, GDP23-003.

OWNER OF RECORD OR AUTHORIZED AGENT _____

STATE OF _____, J.S.S.

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ (leave 2" for month) _____, A.D., 20 ____ BY _____ (Name) _____.

AS _____ (Title) OF _____ (Entity) AN AUTHORIZED SIGNATORY.

BY _____ (Signature) MY HAND AND SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

NOTARY NUMBER: _____

PARCEL 1977-00-0-00-379:

EXECUTED THIS ____ DAY OF _____, AD 20 ____.

OWNER(S) SIGNATURE AND PRINTED NAME _____

MORTGAGEE OR LIEN HOLDER(S) SIGNATURE AND PRINTED NAME _____

State of _____

County of _____

City of _____

The foregoing was acknowledged before me this ____ day of _____, AD 20 ____ by (Seal)

My commission expires _____

Notary Public _____

PARCEL 1977-00-0-00-064:

EXECUTED THIS ____ DAY OF _____, AD 20 ____.

OWNER(S) SIGNATURE AND PRINTED NAME _____

MORTGAGEE OR LIEN HOLDER(S) SIGNATURE AND PRINTED NAME _____

State of _____

County of _____

City of _____

The foregoing was acknowledged before me this ____ day of _____, AD 20 ____ by (Seal)

My commission expires _____

Notary Public _____

PLANNING COMMISSION RECOMMENDATION:

Recommended by the Arapahoe County Planning Commission, this ____ day of _____, A.D. 20 ____.

Chair: _____

BOARD OF COUNTY COMMISSIONERS:

Approval by Arapahoe County, Board of County Commissioners, this ____ day of _____, AD 20 ____.

Chair: _____

Attest: _____

SHEET INDEX:

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EASTGATE - GENERAL DEVELOPMENT PLAN

THE PARCELS LOCATED IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

ZONING NARRATIVE

INTRODUCTION:

THE PURPOSE OF THIS SECTION IS TO ESTABLISH GENERAL PROVISIONS AND CLARIFY STANDARDS AND REQUIREMENTS FOR THE DEVELOPMENT WITHIN THE EASTGATE GENERAL DEVELOPMENT PLAN (GDP). THE PROPERTY IS COMPRISED OF TWO PARCELS, 27450 E. COLFAX, +/- 68 ACRES CURRENTLY ZONED MU, AND 27500 E. COLFAX, +/- 76 ACRES CURRENTLY ZONED A-1 IN UNINCORPORATED ARAPAHOE COUNTY. THE TWO PARCELS TOGETHER, +/- 144 ACRES, WILL SUBSEQUENTLY BE REFERRED TO BY THE PROJECT NAME, EASTGATE.

THE GENERAL DEVELOPMENT PLAN DELINEATES FIVE PLANNING AREAS TO CREATE A MIXED-USE MASTER PLAN BASED ON THE COUNTY'S COMPREHENSIVE MASTER PLAN, WHICH DESIGNATES THIS SITE AS AN URBAN AREA DISTRICT FOR EMPLOYMENT. THE URBAN AREA IS CHARACTERIZED BY LAND USES TYPICALLY ASSOCIATED WITH MORE DENSE POPULATION, INCLUDING INDUSTRIAL, COMMERCIAL/RETAIL, OR RESIDENTIAL USES WITH AN OVERALL DENSITY OF AT LEAST ONE UNIT PER ACRE. PLANNING AREAS ARE ZONED FOR COMMERCIAL, RETAIL, AND LIGHT INDUSTRIAL LAND USES ADJACENT TO THE INTERSTATE AND ARTERIAL ROADWAYS, WHILE INTERNAL PLANNING AREAS AND THOSE BORDERING THE ADJUTING RESIDENTIAL LAND USES ARE ZONED FOR A MIX OF RESIDENTIAL LAND USES.

INTENT:

EASTGATE SERVES THE REGION AS A MIXED-USE NEIGHBORHOOD OFFERING COMMERCIAL, RETAIL, AND LIGHT INDUSTRIAL DEVELOPMENT OPPORTUNITIES AT THE CRITICAL INTERSECTION OF MONAGHAN RD. AND I-70. THE LOCATION PROVIDES A GATEWAY INTO THE DENVER METRO REGION, OFFERING VISIBILITY FROM THE INTERSTATE AND MONAGHAN ROAD. THE SITE PROVIDES AN ESSENTIAL TRANSITION FROM EXISTING AND PROPOSED RESIDENTIAL NEIGHBORHOODS TOWARDS THE INDUSTRIAL LAND USES NORTH OF THE INTERSTATE BY PERMITTING VARYING DENSITIES OF RESIDENTIAL UNITS, COMMERCIAL, RETAIL, AND LIGHT INDUSTRIAL USES. EASTGATE ALSO COMPLETES A MUCH NEEDED EAST-WEST CONNECTION BETWEEN MONAGHAN ROAD AND POWHATON ROAD. THIS CONNECTION COMPLIMENTS THE INTERCHANGE IMPROVEMENTS AT I-70 AND MONAGHAN ROAD, STRENGTHENING THE NORTH-SOUTH CONNECTION TO DENVER INTERNATIONAL AIRPORT AND PROVIDING IMPORTANT GOODS AND SERVICES IN THE REGION.

ORGANIZATION:

THE EASTGATE NEIGHBORHOOD IS DIVIDED INTO FIVE PLANNING AREAS, SEPARATED BY E. 12TH AVENUE (RURAL COLLECTOR) AND E. COLFAX AVENUE (FRONTAGE ROAD). LIGHT INDUSTRIAL USES THAT INCLUDE REGIONAL RETAIL ARE LOCATED ALONG THE COLFAX FRONTAGE ROAD TO TAKE ADVANTAGE OF THE VISIBILITY FROM I-70. COMMERCIAL AND RETAIL LAND USES ARE LOCATED ALONG MONAGHAN ROAD TO CREATE A STRONG COMMERCIAL CORRIDOR WITH EASY ACCESS FROM THE NEW INTERCHANGE AND COMMUTER TRAFFIC FROM THE SOUTH. A VARIETY OF RESIDENTIAL AND COMMERCIAL USES COMPRISE THE REMAINDER OF THE SITE, WITH DENSITY TRANSITIONING FROM THE SOUTHERN AND WESTERN PROPERTY BOUNDARIES, TOWARDS THE CENTER OF THE PROPERTY AT THE INTERSECTION OF E. 12TH AVENUE AND E. COLFAX AVENUE.

PLANNING AREA 1: LOCATED SOUTH OF E. COLFAX AVENUE AND INTERSTATE 70, THIS PLANNING AREA WILL PROVIDE THE OPPORTUNITY FOR LIGHT INDUSTRIAL AND REGIONAL RETAIL LAND USES. WITH EASY ACCESS AND HIGH VISIBILITY FROM THE INTERSTATE, THE SITE IS INTENDED TO SERVE THE REGION BY PROVIDING OPPORTUNITIES FOR SMALL-BAY INDUSTRIAL, WAREHOUSING, SHOWROOMS, SELF STORAGE AND OTHER SIMILAR LAND USES. LIGHT INDUSTRIAL USES SHALL BE SCREENED FROM ADJACENT RESIDENTIAL LAND USES.

PLANNING AREA 2: LOCATED SOUTH OF THE LIGHT INDUSTRIAL PLANNING AREA, NORTH OF THE PROPOSED E 12TH AVENUE COLLECTOR, AND EAST OF THE ADJACENT MOBILE HOME PARK AND JAMASO PUD, THIS PLANNING AREA IS INTENDED FOR MIXED-DENSITY RESIDENTIAL LAND USES INCLUDING DUPLEXES, TOWNHOMES, AND MULTIFAMILY DEVELOPMENT. RESIDENTIAL DENSITIES INCREASE FROM THE ADJACENT PROPERTY TOWARDS THE INTERNAL SITE AT THE INTERSECTION OF E. 12TH AVENUE AND COLFAX AVENUE. NEW RESIDENTIAL NEIGHBORHOODS ARE INTENDED TO SUPPORT AND BENEFIT FROM THE CLOSE PROXIMITY TO THE MONAHAGH RETAIL/COMMERCIAL CORRIDOR

PLANNING AREA 3: LOCATED BETWEEN THE RELOCATED COLFAX AVENUE AND MONAGHAN ROAD, NORTH OF E. 12TH AVENUE, THIS PLANNING AREA IS INTENDED FOR RETAIL AND COMMERCIAL LAND USES. WITH PROXIMITY IMMEDIATELY ADJACENT TO THE I-70 IMPROVEMENTS AND FUTURE INTERCHANGE, THE PLANNING AREA WILL BE HIGHLY VISIBLE FROM THE INTERSTATE AND TO TRAFFIC TRAVELING NORTH OR SOUTH ON MONAGHAN ROAD. PERMITTED USES INCLUDE SERVICES AND RETAIL LAND USES THAT SERVE BOTH THE SURROUNDING NEIGHBORHOODS AND THROUGH TRAFFIC ON MONAGHAN ROAD AND I-70

PLANNING AREA 4: LOCATED SOUTH OF E. 12TH AVENUE AND WEST OF MONAGHAN ROAD, THIS PLANNING AREA IS INTENDED FOR RETAIL AND COMMERCIAL LAND USES. WITH HIGH VISIBILITY TO TRAFFIC TRAVELING NORTH AND SOUTH ON MONAGHAN ROAD, LAND USES MAY SERVE BOTH THE SURROUNDING NEIGHBORHOOD AND THROUGH TRAFFIC. PLANNING AREA 4 INCLUDES AN EXISTING DRAINAGE CHANNEL AND REGIONAL WATER QUALITY AND DETENTION POND.

PLANNING AREA 5: LOCATED SOUTH OF E 12TH AVENUE, EAST OF THE JAMASO PUD, AND NORTH OF THE EXISTING SKY RANCH RESIDENTIAL NEIGHBORHOOD, THIS PLANNING AREA IS INTENDED AS AN EXTENSION OF THE SKY RANCH RESIDENTIAL NEIGHBORHOOD WITH MIXED-USE RESIDENTIAL LAND USES. A VARIETY OF HOUSING TYPES, INCLUDING DUPLEXES AND TOWNHOMES CREATES A TRANSITION FROM THE SINGLE FAMILY DETACHED RESIDENCES TO THE SOUTH, TOWARDS THE HIGHER DENSITY AND COMMERCIAL PLANNING AREAS. NEIGHBORHOOD ORIENTED COMMERCIAL DEVELOPMENT IS PERMITTED IN THIS PLANNING AREA. THE MEDIUM DENSITY RESIDENTIAL PROVIDES THE OPPORTUNITY FOR ALTERNATIVE RESIDENTIAL NEIGHBORHOOD LIVING CLOSE TO COMMERCIAL AND RETAIL SERVICES.

OVERALL PLAN CAPS / FEATURES

OVERALL:

THIS GENERAL DEVELOPMENT PLAN PROPOSES A MAXIMUM OF 1,000 DWELLING UNITS AND A MAXIMUM OF 380,000 SQUARE FEET OF COMMERCIAL DEVELOPMENT. RESIDENTIAL UNITS ARE LIMITED TO PLANNING AREAS 2 AND 5.

RESIDENTIAL:

RESIDENTIAL DEVELOPMENT WILL TRANSITION IN DENSITY FROM THE SOUTHERN AND WESTERN PERIMETER OF THE SITE, ADJACENT EXISTING RESIDENTIAL USES, TOWARD THE INTERSECTION OF 12TH AVENUE AND COLFAX AVENUE. DUPLEXES WILL BE ORIENTED NEAREST THE SKY RANCH NEIGHBORHOOD AND THE FOXRIDGE FARMS MOBILE HOME PARK, WITH TOWNHOMES TRANSITIONING TO HIGHER DENSITY INTERNAL TO THE SITE. THE OPPORTUNITY FOR MULTIFAMILY RESIDENTIAL IS PROPOSED AT THE NORTHWEST INTERSECTION OF E. 12TH AVE. AND COLFAX RD. A DENSITY RANGE OF 8 - 24 DU/AC IS PERMITTED IN PLANNING AREA 2, WHILE A RANGE OF 8 - 19 DU/AC IS PERMITTED IN PLANNING AREA 5.

COMMERCIAL:

COMMERCIAL DEVELOPMENT WILL BE LOCATED ALONG MAJOR ROADWAYS, INCLUDING E. COLFAX AVENUE TO THE NORTH AND MONAGHAN ROAD TO THE EAST. LIGHT INDUSTRIAL LAND USES SHALL BE LOCATED NEAREST THE INTERSTATE, WHILE RETAIL-ORIENTED LAND USES ARE EXPECTED ALONG MONAGHAN ROAD, CREATING A STRONG COMMERCIAL CORRIDOR. RETAIL AND COMMERCIAL DEVELOPMENT WILL BE HIGHLY VISIBLE TO REGIONAL TRAFFIC AND SERVE BOTH THRU TRAFFIC AND THE LOCAL NEIGHBORHOODS. COMMERCIAL DEVELOPMENT IS PERMITTED, WITH IMPROVEMENTS FOR UP TO 380,000 SQUARE FEET OF POTENTIAL DEVELOPMENT.

PARKS, OPEN SPACE & TRAILS:

OPEN SPACE DEDICATIONS ARE TO BE CONSISTENT WITH THE COUNTY'S LAND DEVELOPMENT CODE AND ARE INTENDED TO SUPPORT NEW RESIDENTIAL AND MIXED-USE NEIGHBORHOODS. THE APPLICANT WILL MEET THE REQUIRED PUBLIC LAND DEDICATIONS SET FORTH IN THE LDC FOR PARKS, SCHOOLS, AND OTHER PUBLIC FACILITIES AND FOR UNOBSTRUCTED OPEN SPACE THROUGH MULTIPLE PHASES OF DEVELOPMENT. PARKS ARE TO BE LOCATED IN RESIDENTIAL PLANNING AREAS AND APPROPRIATELY SIZED BASED ON PROJECTED NUMBER OF RESIDENTS. TRAILS WILL BE PROVIDED TO PROVIDE MULTIMODAL CONNECTIVITY, AND BE DEFINED WITH FUTURE SPECIFIC DEVELOPMENT PLAN (SDP) AND ADMINISTRATIVE SITE PLAN (ASP) SUBMITTALS.

CREDITS FOR EXCESS PUBLIC LAND DEDICATIONS AND UNOBSTRUCTED OPEN SPACE AND RECOGNITION FOR QUALIFIED IMPROVEMENTS CONSTRUCTED THEREIN MAY BE REQUESTED BY THE DEVELOPER AND CONSIDERED FOR APPROVAL BY THE COUNTY AT TIME OF THE SPECIFIC DEVELOPMENT PLAN OR ADMINISTRATIVE SITE PLAN. CREDITS MAY BE CARRIED FORWARD INTO FUTURE PHASES OF DEVELOPMENT. DEFICITS IN PUBLIC LAND DEDICATIONS AND UNOBSTRUCTED OPEN SPACE MAY BE REQUESTED BY THE DEVELOPER AND CONSIDERED FOR APPROVAL WITH THE SDP OR ASP PER PHASE, AND MAY BE MET VIA CREDITS FROM A PREVIOUS PHASE. CREDITS AND DEFICITS SHALL BE TRACKED BY THE APPLICANT ON THE SDP OR ASP THROUGH A TABLE PROVIDED WITH THE CURRENT APPLICATION. DEVELOPER SHALL PAY CASH IN LIEU IN ACCORDANCE WITH THE ARAPAHOE COUNTY LDC IN THE CASE THAT OPEN SPACE DEFICITS CANNOT BE MET ON SITE.

UNOBSTRUCTED OPEN SPACE REQUIREMENTS	
LAND USE / DENSITY (CALCULATED ON A GROSS BASIS)	MINIMUM AMOUNT OF UNOBSTRUCTED OPEN SPACE (PERCENTAGE OF NET SITE AREA)
RESIDENTIAL - UP TO 4 DU/AC	10%
RESIDENTIAL - 4.1 TO 10.9 DU/AC	30%
RESIDENTIAL - 11 DU/AC AND HIGHER	35%
COMMERCIAL OR PUBLIC	20% FOR SINGLE STORY; PLUS 5% FOR EACH ADDITIONAL STORY, UP TO A MAXIMUM OF 35%
INDUSTRIAL	20%

NOTES:

1. PARK CREAGE SHALL BE INCLUDED IN THE OVERALL OPEN SPACE DEDICATION CALCULATIONS.
2. PARK DEDICATIONS SHALL BE PROVIDED AT THE RATIO OF 1 ACRE PER 1000 PRESIDENTS
3. THE APPLICANT ACKNOWLEDGES THAT ARAPAHOE COUNTY WILL NOT BE ACCEPTING LAND DEDICATION AND CONSTRUCTING PARKS FOR THIS DEVELOPMENT.

SCHOOLS & OTHER DEDICATIONS:

NO SCHOOL SITES ARE PROJECTED TO BE LOCATED WITHIN THIS SITE. SCHOOL FEES SHALL BE CALCULATED BASED ON THE STUDENTS EXPECTED TO BE GENERATED FROM EACH RESIDENTIAL DEVELOPMENT AS STIPULATED IN THE ARAPAHOE COUNTY LAND DEVELOPMENT CODE.

FUTURE SUBDIVISION / PLATS:

PLANNING AREA BOUNDARIES MAY BE ALTERED BY UP TO A CUMULATIVE 15% WITHOUT REQUIRING A MAJOR AMENDMENT TO THIS GENERAL DEVELOPMENT PLAN.

PHASING:

EXISTING SINGLE FAMILY DETACHED RESIDENCES AND SUPPORTING AGRICULTURAL LAND USES SHALL REMAIN UNTIL ISSUANCE OF BUILDING PERMITS IN PLANNING AREAS 1 AND 5. MODIFICATIONS TO THE EXISTING LAND USES MAY BE PHASED.

GENERAL USE NOTES:

I. RESIDENTIAL UNIT TRANSFERS

TRANSFER(S) OF RESIDENTIAL UNITS FROM PLANNING AREA TO PLANNING AREA (MAXIMUM OF 20% PER PARCEL) IS PERMITTED BY THE DEVELOPER WITHOUT REQUIRING ADDITIONAL COUNTY APPROVALS. UNIT TRANSFERS SHALL BE TRACKED BY THE DEVELOPER WITH EACH SUCH TRANSFER AT THE PRELIMINARY PLAT STAGE. ONCE A PLANNING AREA HAS BEEN FULLY PLATTED THROUGH THE SUBDIVISION PROCESS, ANY REMAINING/ UNPLATTED RESIDENTIAL UNITS DESIGNATED ON THE GENERAL DEVELOPMENT PLAN WITHIN SAID PLANNING AREA SHALL REMAIN AVAILABLE FOR TRANSFER TO OTHER UNPLATTED PLANNING AREAS WITHOUT REQUIRING ADDITIONAL COUNTY APPROVALS.

II. OVERALL DENSITY INCREASE

ANY REQUEST FOR TOTAL DENSITY OVER AND ABOVE PERMITTED DENSITY SHOWN ON THE LAND USE SCHEDULE WILL BE CONSIDERED A MAJOR AMENDMENT TO THIS GDP AND MUST FOLLOW THE PROCEDURES OUTLINED IN THE LAND DEVELOPMENT CODE (LDC).

III. PLANNING AREA BOUNDARIES

PLANNING AREA ACREAGES AND BOUNDARIES ARE PRELIMINARY AND SUBJECT TO CHANGE WITH DETAILED PLANNING. RESIDENTIAL PARCEL ACREAGES MAY CHANGE UP TO 15% WITHOUT A MAJOR AMENDMENT TO THE GENERAL DEVELOPMENT PLAN. CHANGES WILL RESULT IN CORRESPONDING CHANGES IN THE PLANNING AREA YIELDS SHOWN ON THE LAND USE SCHEDULE FOR TOTAL ACRES, DENSITY, AND TOTAL UNITS.

IV. GENERAL NOTES

- ALL RESIDENTIAL DEVELOPMENT WILL CONFORM TO THE STANDARDS SET FORTH IN THIS GENERAL DEVELOPMENT PLAN. SPECIFIC BULK STANDARDS NOT ADDRESSED BY THIS GDP SHALL BE GOVERNED BY THE ARAPAHOE COUNTY LAND DEVELOPMENT CODE AS THOSE STANDARDS MAY BE ADOPTED OR AMENDED AT THE TIME OF LAND USE APPLICATION SUBMITTAL.
- ACCESS SHOWN IN THIS GENERAL DEVELOPMENT PLAN IS PRELIMINARY AND SUBJECT TO APPROVAL WITH FINAL PLAT AND ADMINISTRATIVE SITE PLAN FOR DEVELOPMENT BY THE COUNTY'S PUBLIC WORKS DEPARTMENT.
- DRAINAGE IS PRELIMINARY AND SUBJECT TO FINAL APPROVAL BY PUBLIC WORKS WITH FINAL PLAT AND ADMINISTRATIVE SITE PLAN.
- PARKS AND DETENTION AREA LOCATIONS ARE SUBJECT TO CHANGE. FINAL LOCATIONS TO BE REVIEWED AND APPROVED WITH FINAL PLAT AND ADMINISTRATIVE SITE PLAN.
- NO HABITABLE BUILDING OR STRUCTURE SHALL BE PLACED WITHIN 50 FT OF ANY PLUGGED AND ABANDONED OIL AND GAS WELL. SETBACK SHALL BE DELINEATED ON ALL FUTURE PLATS.
- ANY PROPOSED USE NOT CLASSIFIED IN THIS GENERAL DEVELOPMENT PLAN SHALL BE PROHIBITED UNLESS THE COUNTY DETERMINES THE USE IS CONSISTENT WITH ONE OF THE CATEGORIES INCLUDED IN THIS TABLE. SIMILAR USES MAY BE APPROVED BY THE DIRECTOR WHEN COMPATIBLE WITH SURROUNDING USES AND STRUCTURES.

V. TRAFFIC

PER THE ARAPAHOE COUNTY'S GUIDELINES FOR TRAFFIC IMPACT STUDIES (MAY 2024), A TRIP BUDGET IS DEFINED BY THE TRIP GENERATION WITHIN THE TRAFFIC IMPACT STUDY. AS EASTGATE DEVELOPS, TRAFFIC LETTERS WILL BE PROVIDED WITH THE PRELIMINARY AND FINAL SITE PLANS TO TRACK THE TRIPS (DAILY AND/OR TRAFFIC HOUR) AND MONITOR THE AMOUNT OF THE TRIP BUDGET WILL BE UTILIZED AND HOW MANY TRIPS REMAIN AVAILABLE. STANDARD ITE TRIP RATES WILL BE USED AND VERIFIED WITH COLLECTED TRAFFIC COUNTS ONCE LAND USE IS CONSTRUCTED AND OCCUPIED.

IN THE CASE THAT AN INDIVIDUAL PARCEL GENERATES TRIPS IN EXCESS OF ITS TRIP BUDGET, THE OVERALL PROJECT WILL BE IN COMPLIANCE SO LONG AS THE ADDITIONAL GENERATED TRIPS IN THE INDIVIDUAL PARCEL CREATE NO NEGATIVE IMPACTS TO THE EXISTING INFRASTRUCTURES SUCH AS THE ROADWAYS AND THE STORM DRAINAGE SYSTEMS, AND THE PROJECT AS A WHOLE IS BELOW THE APPLICABLE TOTAL TRIP BUDGET FOR EASTGATE.

THE APPLICANT WILL BE REQUIRED TO PREPARE A TRANSPORTATION DEMAND MANAGEMENT PLAN FOR REVIEW AND APPROVAL WITH THE SPECIFIC DEVELOPMENT PLAN.



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OWNER / CLIENT
GENERAL DEVELOPMENT PLAN (GDP)
EASTGATE - REZONING PLAN
ARAPAHOE COUNTY, CO

ISSUE RECORD
SUBMITTAL # E.1
SUBMITTAL # E.2
SUBMITTAL # E.3
SUBMITTAL # E.4
SUBMITTAL # E.5
SUBMITTAL # E.6
SUBMITTAL # E.7

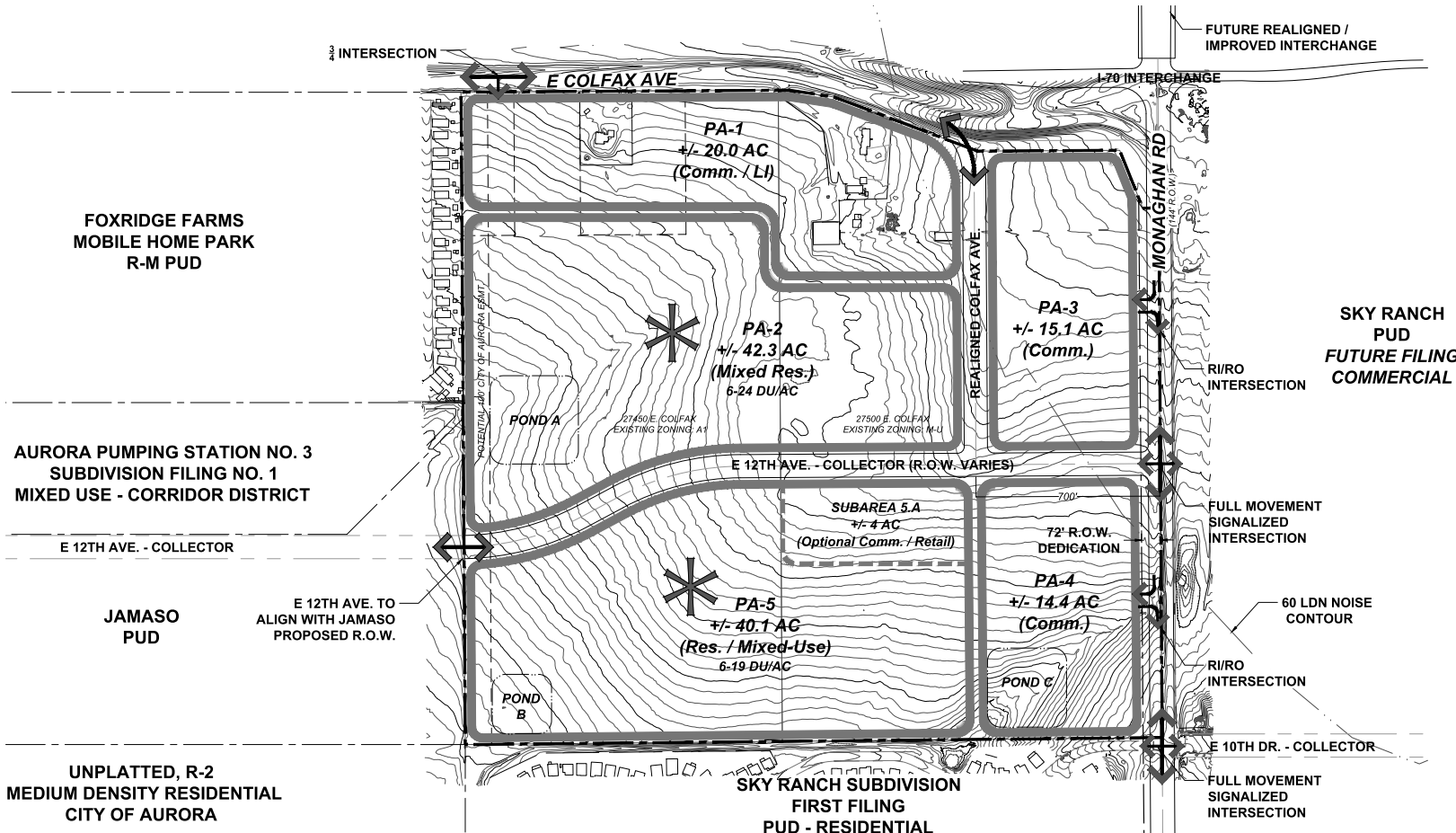
PROJECT INFORMATION
PROJECT #:
2023-37
DRAWN BY:
AH
CHECKED BY:
PV

PERMITTED USES

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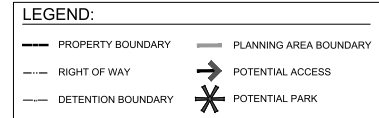
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EASTGATE - GENERAL DEVELOPMENT PLAN
 THE PARCELS LOCATED IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 65
 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

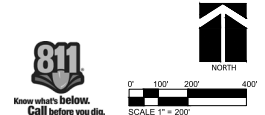


PLANNING AREA	LAND USE	GROSS ACRES	% OF TOTAL	MAX. RESIDENTIAL AREA	MIN. DU / AC	MAX. DU/AC	MAX. ALLOWED UNITS
1	COMMERCIAL / LIGHT INDUSTRIAL	+/- 20.0	14%	N/A			
2	MIXED RESIDENTIAL	+/- 42.3	29%	42.3 (100%)	6* / 8	24	650
3	COMMERCIAL / RETAIL	+/- 15.1	11%	N/A			
4	COMMERCIAL / RETAIL	+/- 14.4	10%	N/A			
5	RESIDENTIAL MIXED-USE	+/- 40.1	28%	40.1 AC (100%)	6* / 8	19	350
NET TOTAL		+/- 131.9	92%				
ROW	RIGHT-OF-WAY (MONAGHAN RD, E. COLFAX AVE, & E. 12TH AVE.)	+/- 12.1	8%				
GROSS TOTAL		+/- 144	100%				1000 MAX. DU

- NOTES:**
- MINIMUM DENSITY OF 6 DU/AC IN RESIDENTIAL PLANNING AREAS MAY APPLY TO UP TO 20% OF TOTAL ACREAGE PER PLANNING AREA TO ENSURE VARIABLE RESIDENTIAL TYPOLOGY. A MINIMUM DENSITY OF 8 DU/AC IS REQUIRED FOR THE REMAINDER OF THE PLANNING AREA
 - PLANNING AREA 5 (RESIDENTIAL MIXED-USE) MAY INCLUDE UP TO 4 ACRES OF COMMERCIAL / RETAIL LAND USES WITHIN THE DESIGNATED AREA ONLY. COMMERCIAL DEVELOPMENT IS NOT A REQUIREMENT IN THIS PLANNING AREA.



NOTE: THE LOCATIONS AND SPACING OF ACCESS POINTS ARE CONCEPTUAL. ACTUAL LOCATIONS SHALL BE DETERMINED WITH FINAL SITE PLAN APPLICATIONS.



ARAPAHOE COUNTY CASE NUMBER: GDP23-003



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GENERAL DEVELOPMENT PLAN (GDP)
EASTGATE - REZONING PLAN
 ARAPAHOE COUNTY, CO

ISSUE RECORD

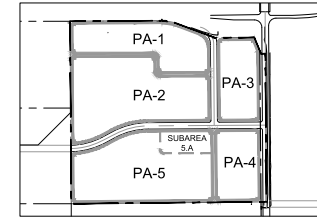
11/26/2023	SUBMITTAL E.2
11/26/2023	SUBMITTAL E.3
11/26/2023	SUBMITTAL E.4
11/26/2023	SUBMITTAL E.5
11/26/2023	SUBMITTAL E.6

PROJECT INFORMATION
 PROJECT #: 2023-37
 DRAWN BY: AH
 CHECKED BY: PV

LAND USE MAP
Z.02
 03 OF 05

EASTGATE - GENERAL DEVELOPMENT PLAN
 THE PARCELS LOCATED IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 65
 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

KEYMAP



LAND USE SCHEDULE						
P = PERMITTED A = ACCESSORY SR = USE BY SPECIAL REVIEW SE = USE BY SPECIAL EXCEPTION T = TEMPORARY USE (TEMPORARY USE PERMIT MAY BE REQUIRED) BLANK CELL = NOT PERMITTED						
LAND USE	PLANNING AREA(S)					SUBAREA S.A.
	1	2	3	4	5	MIXED COMM. / RETAIL
	LIGHT INDUSTRIAL	MIXED RESIDENTIAL	COMMERCIAL/ RETAIL	COMMERCIAL/ RETAIL	RESIDENTIAL MIXED USE (1)	
RESIDENTIAL USES						
Household Living	Single family detached dwelling				P	P
	2-Family dwelling	P			P	P
	Townhome dwelling	P			P	P
	Multi-family dwelling	P			P	P
	Manufactured home	P			P	P
	Home occupation, general	A	A	A		
	Home occupation, daycare	A	A	A		
	Home occupation, daycare (experienced provider or large)	SE			SE	SE
	Temporary residence	T			T	T
Group Living	Group home - Type A	P			P	P
	Group home - Type B	SR			SR	SR
CIVIC, CULTURAL, AND PUBLIC USES						
	Art, cultural, educational, or other similar exhibits and displays	T	T	T	T	T
	Community event and conference center	P	SR	P	P	SR
	Day care, day care centers	P		P	P	
	Farm museum		SE		SE	SE
	Farm and gardening classes		P		P	P
	Outdoor entertainment and outdoor assembly events including festivals and concerts	T	T	T	T	T
	Outdoor sporting or athletic events	T	T	T	T	T
	Public park or recreational facilities	T	P		P	P
	Quasi-public use	SR	SR	SR	SR	SR
AGRICULTURAL AND ANIMAL SERVICES						
	Office incidental to the operation of the permitted use		A		A	A
	Temporary residence	T	T		T	T
	Community garden	P			P	P
	Animal day care facility	P	SE	P	P	SE
	Animal hospital and veterinary clinic	P	SE	P	P	SE
	Kennel		SE		SE	SE
	Flower farms		P		P	P
	Greenhouses, wholesale or retail (< 10,000 SF)	P	A	P	P	P
	Greenhouses, non-commercial, exceeding accessory structure limits		A		A	A
ACCESSORY USES / STRUCTURES						
	Building and use customarily appurtenant to the permitted use	A	A	A	A	A
TEMPORARY USES / STRUCTURES						
	Temporary residential sales office (model homes)		T	T	T	T
	Fireworks stands	T	T		T	T
	Christmas tree lots	T	T		T	T
	Storage containers/pods	T	T	T	T	T
COMMERCIAL AND INDUSTRIAL						
Automotive and Parking	Auto sales with or without minor auto repair as an accessory use	P*				
	Auto service station (1)	P*				
	Car wash and/or auto detailing	P*	P	P*		P
	Parking lot or structure, principal use (public or commercial)	P	P	P*		
	Parking lot or structure, accessory	A	A	A	A	A
	Parking lots, accessory to park or public facility	A	A	A	A	A
	Parking, temporary	T	T	T	T	T
	Vehicle repair, minor	P*			P*	P
	Vehicle repair, major	P*			P*	P
	Vehicle sales/leasing/rental	P*	P	P*		
	Building/landscape material sales yard	P*	P	P*		
Contractors, Trades and Construction	Contractors including but not limited to plumbing, heating and electrical (no outdoor storage)	P*			P*	P
	Contractors including but not limited to plumbing, heating and electrical (w/ outdoor storage)	P*			P*	P
	Specialty trade shop, including but not limited to cabinet, electric, furniture upholstery	P*	P	P*		
	Temporary concrete and/or batching plant with materials stockpiling	T	T	T	T	T
	Temporary construction yard and/or office	T	T	T	T	T

LAND USE SCHEDULE						
P = PERMITTED A = ACCESSORY SR = USE BY SPECIAL REVIEW SE = USE BY SPECIAL EXCEPTION T = TEMPORARY USE (TEMPORARY USE PERMIT MAY BE REQUIRED) BLANK CELL = NOT PERMITTED						
LAND USE	PLANNING AREA(S)					SUBAREA S.A.
	1	2	3	4	5	MIXED COMM. / RETAIL
	LIGHT INDUSTRIAL	MIXED RESIDENTIAL	COMMERCIAL/ RETAIL	COMMERCIAL/ RETAIL	RESIDENTIAL MIXED USE (1)	
COMMERCIAL AND INDUSTRIAL						
Recreation	Agri-tainment		P			
	Ball fields		P			P
	Drive-in theater		P			
	Go-cart and skateboard tracks		P			
	Driving range, miniature golf and/or "par 3" course		P			
	Health club		P	P	P	P
	Nature areas, picnic areas, and trails		P			P
	Play courts / playground equipment		P			P
	Recreation - indoor		P	P	P	P
	Recreation - Outdoor, including recreational clubs and camps		P			P
	Trails and paths open to the general public		P			P
	Manufacturing, light - Commercial bakery, creamery, bottling plant		P			
	Processing, packaging and selling of an agricultural commodity, no on-site manufacturing of refined product		P			
	Processing, packaging and selling of an agricultural commodity, w/ manufacturing		P			
	Repair, rental, and servicing of commodities produced or warehoused in zone district		P		P	
	Wholesale business, storage, or warehousing		P		P	
	Mini warehouse/self-storage		P			
	Showroom/warehouse		P			
	Wind energy conversion systems (windmills)		P			
Office	Office - general, executive, professional, and business offices, medical and dental clinics		P		P	P
	Laboratories		P			
	Research and development w/ indoor use only		P	P	P	P
	Research and development w/ outdoor use		P			
Restaurants, Bars and Hospitality	Bar/lavern		P		P	P
	Hotel/motel		P		P	P
	Microbrewery		P		P	P
	Nightclub		P		P	P
	Restaurant - no drive thru		P		P	P
	Restaurant - w/ drive thru		P		P	P
	Bank (with or without drive-thru)		P		P	P
	Convenience store with or without gas pumps		P		P	P
	Convenience store, 24-hour operation, with or without gas pumps		P		P	P
	Farmer's market (Seasonal)	T	T	T	T	T
	Firewood, storage and sale		P		P	P
	Marijuana, commercial uses		SR		SR	SR
	Retail		P		P	P
	Retail - department, hardware, dry good, ranching and farm supply stores		P		P	P
	Retail - specialty retail sales, antique stores and gift shops		P		P	P
	Retail sale of any commodity manufactured, processed, fabricated and/or warehoused only on the premises		P		P	P
	Retail of any commodity designed especially for use in agriculture, mining, transportation, or construction		P		P	P
	Retail, service		P		P	P
	Retail, service - dry cleaning and commercial laundries		P		P	P
	Seasonal sales or events including, but not limited to, pumpkin sale lots, corn mazes, haunted houses	T	T	T	T	T
	Sexually-oriented business		P		P	P
	Swap meets/flea markets	T	T	T	T	T
	Third-party sales		T		T	T
	Commercial mobile radio facilities (CMRS), attached (structure, roof, or building-mounted)	P	P	P	P	P
	Commercial mobile radio facilities (CMRS), freestanding concealed	P	P	P	P	P
	Commercial mobile radio facilities (CMRS), freestanding not concealed	P	P	P	P	P
	Commercial mobile radio service facilities, temporary	T	T	T	T	T
	Major electrical, natural gas, and petroleum-derivative facilities of a private company	SR			SR	SR
Utilities & Infrastructure	Major public utility facility	P	P	P	P	P
	Minor public utility facility (Distribution substation, underground distribution lines)	P	P	P	P	P
	Sewage disposal treatment plan	SR	SR		SR	SR
	Water treatment plant	SR	SR		SR	SR

NOTES

1. NON-RESIDENTIAL DEVELOPMENT IN MIXED-USE PLANNING AREA (2) SHALL BE GENERALLY ORIENTED TOWARDS THE INTERSECTION OF E. 12TH AVENUE AND COLFAX AVENUE.
2. ALL EXISTING PERMITTED A1 AND MU USES SHALL REMAIN ALLOWABLE UNTIL CONSTRUCTION OF FUTURE USE BEGINS, PER INDIVIDUAL PLANNING AREA.
3. FOR USES SHOWN WITH * IN PA-1, A MINIMUM SETBACK OF 100' FROM THE WESTERN PROPERTY BOUNDARY SHALL BE REQUIRED TO BUFFER COMMERCIAL/INDUSTRIAL USES FROM THE EXISTING RESIDENTIAL PROPERTY.
4. FOR USES SHOWN WITH * IN PA-4, A MINIMUM SETBACK OF 100' FROM THE SOUTHERN PROPERTY BOUNDARY SHALL BE REQUIRED TO BUFFER COMMERCIAL/INDUSTRIAL USES FROM THE EXISTING RESIDENTIAL PROPERTY.
5. ALL 24 HR SERVICE STATIONS REQUIRE A USE BY SPECIAL REVIEW (SR)



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**GENERAL DEVELOPMENT PLAN (GDP)
 EASTGATE - REZONING PLAN
 ARAPAHOE COUNTY, CO**

ISSUE RECORD

11/25/2023	11/25/2023
SUBMITTAL #1	SUBMITTAL #2
SUBMITTAL #3	SUBMITTAL #4
SUBMITTAL #5	SUBMITTAL #6
SUBMITTAL #7	SUBMITTAL #8

PROJECT INFORMATION

PROJECT #: 2022-37
 DRAWN BY: AH
 CHECKED BY: PV

EASTGATE - GENERAL DEVELOPMENT PLAN
 THE PARCELS LOCATED IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 65
 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

PLANNING AREA	1	2	3	4	5
Area (Acres)	20.0	42.3	15.1	14.4	40.1
Allowable Land Uses	Light Industrial	Mixed Residential	Commercial / Retail	Commercial / Retail	Residential Mixed-Use
Permitted Density (Minimum / Maximum Number of Units Per Acre)	-	6-24	-	-	6-19
Maximum Units	-	650	-	-	350
Minimum Lot Size (Square Feet)	-	1,000	-	-	1,000
Minimum Lot Width	-	20	-	-	20
Maximum Lot Coverage (4)	80%	80%	80%	80%	80%
Minimum Commercial Lot Floor Area Ratio (FAR)	0.15	0.10	0.10	0.10	0.10
PRIMARY USES					
Maximum Height (3)	60'	60'	45'	45'	45' (8)
Minimum Setback for all Structures from Arterials (9)	20'	20'	20'	20'	20'
Minimum Setback for all Structures from Collector (9)	20'	10'	10'	10'	20'
Minimum Front Yard Setback for Principal Structure	10'	10'	10'	10'	10'
Minimum Side Yard Setback	5'	5'/0' (1)	5'	5'	5'/0' (1)
Minimum Rear Yard Setback (Non-Alley Loaded)	20'	10'	15'	15'	10'/15'(7)
Minimum Rear Yard Setback (Alley Loaded - Alley Separate Tract) (6)	-	3'	-	-	3'
Minimum Rear Yard Setback (Alley Loaded - Alley in On-Lot Easement) (5)(6)	-	13'	-	-	13'
Minimum Dwelling Size (Square Feet)	-	600 sf/unit	-	-	600 sf/unit
Minimum Separation Between Multifamily Structures (three story / four story)	-	25'/30'	-	-	-
Minimum Separation Between Non-Residential Structures	20'	25'/30'	20'	20'	20'
Minimum Setback Between Light Industrial Buildings Abutting Residential Uses	50'	-	-	-	-
Minimum Setback Between Light Industrial Parking Lots Abutting Residential Uses	30'	-	-	-	-
ACCESSORY USE					
Maximum Height	20'	15'	20'	20'	20'
Minimum Front Setback	20'	20'	20'	20'	20'
Minimum Side Setback (2)	5'	5'	5'	5'	5'
Minimum Rear Setback	5'	5'	5'	5'	5'

DEVELOPMENT STANDARDS TABLE NOTES:

- 5' FOR EXTERIOR WALL, 0' FOR COMMON WALL.
- ACCESSORY USE ON A SIDE CORNER LOT MUST HAVE A MINIMUM 10' SIDE SETBACK.
- BUILDING HEIGHT EXCLUDES PARAPETS AND OTHER ARCHITECTURAL TREATMENTS THAT SCREEN ROOFTOP MECHANICAL EQUIPMENT FROM VIEW.
- LOT COVERAGE IS DEFINED AS THE AREA COVERED BY THE PRIMARY BUILDING FOOTPRINTS AND ACCESSORY BUILDING FOOTPRINTS, NOT INCLUDING WALKS AND DRIVEWAYS.
- A MINIMUM 28" GARAGE FACE TO GARAGE FACE SEPARATION (WITH A MINIMUM DISTANCE OF 13' BETWEEN THE GARAGE FACE AND THE ALLEY CENTERLINE)
- GARAGE MUST BE LOCATED EITHER 7 FEET OR LESS, OR 18 FEET OR MORE FROM THE ALLEY TO DISCOURAGE ANGLED PARKING.
- MINIMUM REAR SETBACKS MAY BE 10' FOR RESIDENTIAL LAND USES AND 15' FOR COMMERCIAL/INDUSTRIAL USES
- A MAXIMUM OF 3-STORIES ARE PERMITTED IN PLANNING AREA 5, NOT TO EXCEED THE MAXIMUM PERMITTED HEIGHT.
- BUILDING SETBACKS SHALL BE REQUIRED TO BE INCREASED AS A FUNCTION OF BUILDING ORIENTATION, BUILDING HEIGHT AND ORIENTATION ON A LOT SHALL DETERMINE MINIMUM SETBACKS. ADDITIONAL SETBACK DISTANCE SHALL BE REQUIRED IF THE HEIGHT OF A BUILDING AND/OR ORIENTATION OF A BUILDING WOULD RESULT IN SNOW SHADOWING BEYOND THE CURB LINE INTO THE STREET. ADDITIONAL SETBACKS REQUIRED BY SNOW SHADOW ISSUES SHALL BE REVIEWED BY THE COUNTY ON A CASE-BY-CASE BASIS AT SITE PLAN APPLICATION.

GENERAL NOTES:

- ALL SETBACKS ARE MEASURED TO RIGHT-OF-WAY/PROPERTY LINE AND ARE EXCLUSIVE OF TRANSPORTATION AND UTILITY EASEMENTS.
- PARKING FOR ALL LAND USES SHALL BE BASED UPON MARKET DEMAND AT THE TIME OF PRELIMINARY OR FINAL PLAN.
- TO ENCOURAGE A STRONG ARCHITECTURAL EDGE FOR THE PEDESTRIAN AND VEHICULAR TRAVELER ON THE ADJACENT ARTERIAL AND COLLECTOR STREETS, DEVELOPMENT WITHIN THE COMMERCIAL AND RETAIL PLANNING AREAS (PA-3 & PA-4) ALONG THE PROPERTY LINES ADJACENT TO THE ARTERIAL AND COLLECTOR RIGHT OF WAYS (ROWS) SHALL BE LIMITED TO A MAXIMUM OF 25% OF THE FRONTAGE AS ON-SITE PARKING. (STREET PARKING IS NOT PERMITTED ON MAJOR COLLECTORS AND ARTERIALS). THE FRONTAGE INCLUDES THE PROPERTY LINES ALONG MONAGHAN ROAD AND EAST COLFAX AVENUE. NOT INCLUDING VEHICULAR ENTRANCE LANES.
 - WHERE ON-SITE PARKING IS LOCATED ADJACENT TO AN ARTERIAL OR COLLECTOR, IT SHALL BE SCREENED FROM THE RIGHT OF WAY.
- ROOF OVERHANGS ARE PERMITTED WITH A MAXIMUM ENCROACHMENT OF 2' INTO THE BUILDING SETBACK. IN NO INSTANCE MAY AN ENCROACHMENT CROSS THE PROPERTY LINE OR INTERFERE WITH EMERGENCY VEHICLE ACCESS.
- BAY WINDOWS, CANTILEVERS, CHIMNEYS, EXTERIOR POSTS/COLUMNS, SOLAR PANELS, MECHANICAL EQUIPMENT, LIGHT FIXTURES, AND OTHER SIMILAR ARCHITECTURAL FEATURES ARE ALL ALLOWED TO EXTEND OUTWARD FROM THE PRINCIPAL STRUCTURE UP TO 24" IN FRONT, SIDE, OR REAR YARDS. IN NO INSTANCE MAY AN ENCROACHMENT CROSS THE PROPERTY LINE.
- LOADING AND SERVICE ENTRANCES IN PA-3 AND PA-4 ARE NOT PERMITTED TO FACE THE ADJACENT ARTERIAL RIGHTS OF WAY.



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GENERAL DEVELOPMENT PLAN (GDP)
EASTGATE - REZONING PLAN
 ARAPAHOE COUNTY, CO

ISSUE RECORD
 11/26/2023
 SUBMITTAL #2
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 SUBMITTAL #7
 11/26/2023

PROJECT INFORMATION
 PROJECT #: 2022-37
 DRAWN BY: AN
 CHECKED BY: PV

DEVELOPMENT STANDARDS
Z.04
 05 OF 05