

LOWRY REZONING PLAN
PART OF THE EAST HALF OF SECTION 1, T5S, R66W, 6TH P.M.
COUNTY OF ARAPAHOE, STATE OF COLORADO

STANDARD NOTES:

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THE REZONE PLAN KNOWN AS LOWRY REZONING, 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 MAINTENANCE
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 THE SUBDIVISION STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION. THE OWNERS, DEVELOPERS, AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN THE INTEREST, SHALL BE RESPONSIBLE FOR THE 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 COLORADO CIVIL GROUP, INC. ARAPAHOE COUNTY REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30, ARTICLE 28, BUT CANNOT, ON BEHALF OF (XXXX) GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE (XXXX) 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 COLORADO CIVIL GROUP, INC. DRAINAGE DESIGN.

LANDSCAPE MAINTENANCE
THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNERS(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.

SITE TRIANGLE MAINTENANCE
THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE ARE PROHIBITED FROM ERECTING OR GROWING ANY 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.

SPECIFIC NOTES:

REGIONAL TRANSPORTATION IMPROVEMENT FEE (RTIF) AREA
THE LOWRY REZONE IS LOCATED WITHIN AN AREA THAT HAS BEEN IDENTIFIED AS DEFICIENT IN REGIONAL INFRASTRUCTURE IMPROVEMENTS, PRIMARILY REGIONAL TRANSPORTATION INFRASTRUCTURE. THE BOARD OF COUNTY COMMISSIONERS HAS ADOPTED RESOLUTION 375-95A, WHICH REQUIRES FEES, PURSUANT TO THE FEE SCHEDULE ADOPTED BY THIS RESOLUTION, TO BE CHARGED BY THE BUILDING DIVISION, AND COLLECTED UPON THE ISSUANCE OF ALL BUILDING PERMITS FOR NEW CONSTRUCTION WITHIN THE REGION BOUNDARIES. THE FEES, THE REGION BOUNDARIES, THE REGIONAL 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, AS NEEDED TO ENSURE A FAIR BALANCED SYSTEM.

AIRPORT INFLUENCE AREA NOTE
(All Plans and Plats wholly or partially within the 55 DNL)
ALL PROPERTY WITHIN THE 55 DAY-NIGHT AVERAGE SOUND LEVEL (DNL) IS EXPECTED TO BE EXPOSED TO DAILY AIRCRAFT NOISE LEVELS THAT EQUAL OR EXCEED AN AVERAGE OF 55 DECIBELS (DNL), A LEVEL OF 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 (Project Name) BE CONSTRUCTED IN WAYS THAT LESSEN THE EFFECTS OF THE AIRCRAFT NOISE TO THE RESIDENTS OF (Project Name). THESE CONSTRUCTION TECHNIQUES REQUIRE, BUT ARE NOT LIMITED TO, AIR CONDITIONING, ADDITIONAL INSULATION, INSULATED FENESTRATIONS, 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 REZONING PLAN HAS BEEN LEGALLY EXECUTED. SAID EASEMENT DOCUMENT CAN BE FOUND IN BOOK ____, PAGE ____, OR RECEPTION NUMBER ____ OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER.

THE LANDS CONTAINED WITHIN THIS REZONING 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 REZONING PLAN SHALL COMPLY WITH F.A.R. PART 77, " HEIGHT AND OBSTRUCTIONS CRITERIA" .

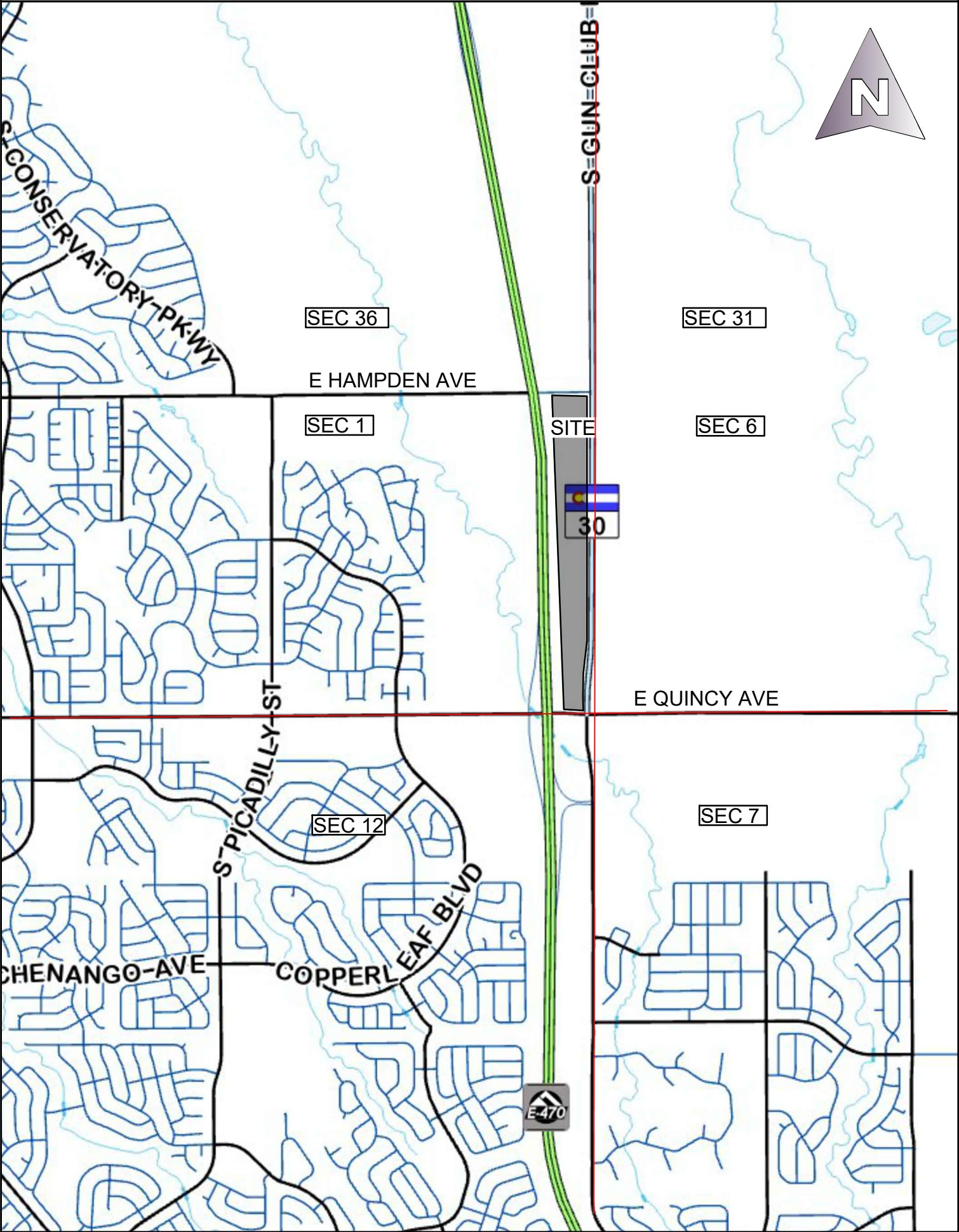
AIRPORT INFLUENCE AREA
(OFF-SITE IMPROVEMENTS)
TO CARRY OUT ONE OR MORE OF THE FOLLOWING AS MAY BE REQUIRED BY THE BOARD OF COUNTY COMMISSIONERS, OWNERS, SUCCESSORS AND ASSIGNS HEREBY AGREE:

- TO INCLUDE SAID DEVELOPMENT WITHIN A SPECIAL DISTRICT FOR THE PURPOSE OF PARTICIPATION 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 OTHER SPECIAL DISTRICTS IN OFF-SITE ROADWAY IMPROVEMENTS AS NECESSITATED BY THE DEVELOPMENT IMPACTS AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.
- TO COMPLETE SUCH OTHER IMPROVEMENTS TO PUBLIC ROADWAYS BROUGHT ABOUT OR IMPACTED BY THIS DEVELOPMENT AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.
- TO PARTICIPATE AND COOPERATE IN ANY TRANSPORTATION MANAGEMENT PROGRAM AS SPECIFIED IN THE AIRPORT INFLUENCE AREA TRANSPORTATION STUDY, IF SUCH A PROGRAM IS APPROVED AND/OR ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS.

REZONE:

REZONE REQUEST STATEMENT
FOR PROJECT CASE NUMBER CZ24-001, WE ARE PROPOSING TO REZONE THE SUBJECT PROPERTY LOCATED AT 3501 SOUTH GUN CLUB ROAD, AURORA 80018, ARAPAHOE COUNTY COLORADO. WE ARE PROPOSING TO REZONE THE SUBJECT PROPERTY FROM PUD TO A-1.

VICINITY MAP: SCALE 1:2000



SHEET INDEX

- 1 OF 2 COVER SHEET
- 2 OF 2 REZONING PLAN

PROJECT DATA

LEGAL DESCRIPTION:
PART OF THE EAST ½ OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EXCEPT THAT PART CONVEYED TO COUNTY OF ARAPAHOE FOR ROAD PURPOSES IN DEED RECORDED IN BOOK 462 AT PAGE 45 AND ALSO EXCEPT ANY PORTION THEREOF LYING WITHIN HAMPDEN AVENUE AND QUINCY AVENUE, AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF AURORA IN DEED RECORDED OCTOBER 10, 1988 IN BOOK 5548 AT PAGE 257 AND EXCEPT THAT PORTION CONVEYED TO E-470 PUBLIC HIGHWAY AUTHORITY RECORDED JANUARY 3, 1996 AT RECEPTION NO. A6001152 AND EXCEPT THAT PORTION CONVEYED TO ARAPAHOE PARK AND RECREATION DISTRICT IN DEED RECORDED MARCH 16, 2011 AT RECEPTION NO. D1025733 AND EXCEPT ANY PORTION THEREOF CONVEYED TO ARAPAHOE COUNTY, COLORADO, RECORDED IN DEED RECORDED DECEMBER 27, 2018 AT RECEPTION NO. D8125747, COUNTY OF ARAPAHOE, STATE OF COLORADO.

TOTAL AREA OF SUBJECT PROPERTY IS 2,471,713 SQUARE FEET OR 56.743 ACRES, AS SURVEYED.
BASIS OF BEARINGS:

THE EAST LINE OF THE SE ¼ OF SECTION 1, T5S, R66W, 6TH P.M., ASSUMED TO BEAR N00°00'46"E A DISTANCE OF 2649.17 FEET FROM A 3.25" BRASS CAP FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 1 TO A CALCULATED POSITION PER MONUMENT TIES FOUND AT THE EAST QUARTER CORNER OF SAID SECTION 1

SURVEY DATE: 3/8/23

AGENCIES

ARAPAHOE COUNTY
PLANNING AND LAND DEVELOPMENT
6924 S. LIMA ST
CENENNIAL, CO 80112
PH: (720) 874-6650

APPROVAL CERTIFICATES

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 LOWRY REZONING PLAN.

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 LOWRY ENVIRONMENTAL PROTECTION CLEANUP TRUST FUND.

BY _____ WITNESS MY HAND AND SEAL
NOTARY PUBLIC

MY COMMISSION EXPIRES _____
NOTARY ID NUMBER: _____

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ARAPAHOE COUNTY BOARD OF COMMISSIONERS, THIS ____ DAY OF _____ A.D., 20 ____.

CHAIR: _____

ATTEST: _____

PLANNING COMMISSION APPROVAL

APPROVED BY THE ARAPAHOE COUNTY PLANNING COMMISSION ON THIS ____ DAY OF _____ A.D., 20 ____.

CHAIR: _____


PROJECT TEAM

OWNER
LOWRY ENVIRONMENTAL PROTECTION
CLEANUP TRUST FUND
10303 E DRY CREEK ROAD, SUITE 400
ENGLEWOOD, CO 80112

CIVIL ENGINEER
COLORADO CIVIL GROUP, INC.
DAVID HUWA, PE
2204 HOFFMAN DRIVE
LOVELAND, CO 80538
(970) 278-0029 x 107
dhuwa@ccginc.us

SURVEYOR
PRECISION SURVEY & MAPPING
CHRISTOPHER JULIANA
9025 E KENYON AVE., SUITE 150
DENVER, CO 80237
(303) 753-9799

REVISIONS	DESCRIPTION	DATE
	SUBMISSION #2	07/31/24
	SUBMISSION #3	09/30/24
	SUBMISSION #4	11/26/24



COLORADO CIVIL GROUP, INC.
ENGINEERING CONSULTANTS

2204 HOFFMAN DRIVE
LOVELAND, COLORADO 80538
(970) 278-0029

MATTERHORN SOLAR
LOWRY REZONING PLAN

COVER SHEET

FILE NAME:
0110.0005.00_COVER - REZONE
PLAN.dwg

DESIGNED: LJG

CHECKED: DAH

JOB NO: 0110.0005.00

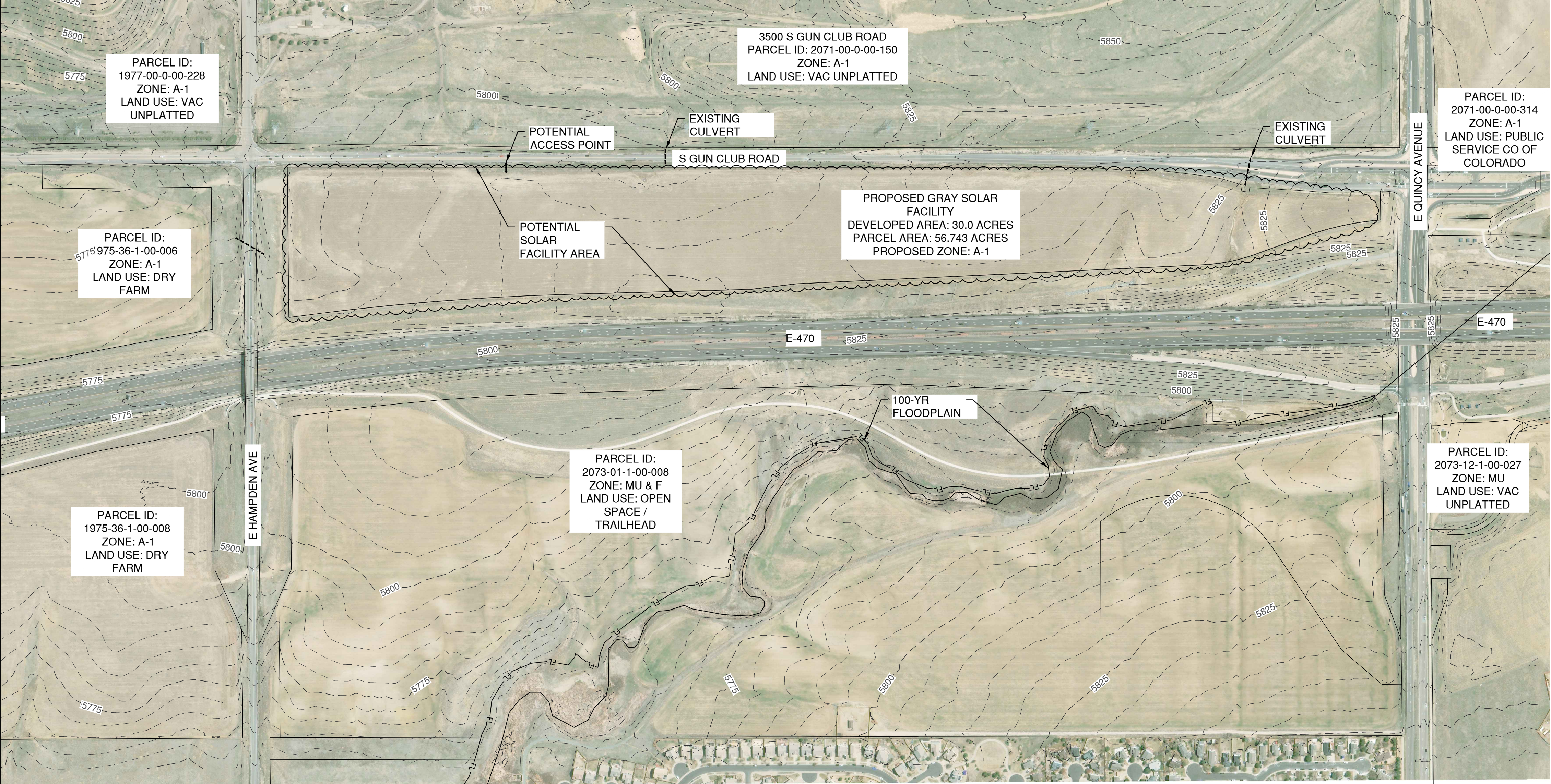
SCALE:

DATE: OCTOBER 29, 2024

STAFF USE

LOWRY REZONING PLAN

PART OF THE EAST HALF OF SECTION 1, T5S, R66W, 6TH P.M.
COUNTY OF ARAPAHOE, STATE OF COLORADO



SITE DATA TABLE		
ITEM	EXISTING	PROPOSED
ZONING	MU-PUD	A-1
ACREAGE	56.743	56.743
PERMITTED LAND USE	SF-A&B SINGLE FAMILY DWELLINGS, ACCESSORY STRUCTURES, HOME OCCUPATIONS, RECREATION FACILITIES (NON-PROFIT)	SMALL SOLAR FACILITY
LOT SIZE (MIN)	SF-A - 18,000 SF/UNIT SF-B - 12,000 SF/UNIT	19 ACRES
LOT WIDTH (MIN)	-	330'
SETBACKS - PRINCIPLE STRUCTURE OR USE		
FRONT (MIN)	COLLECTOR STREET - SF-A 80'; SF-B 50' LOCAL STREET - SF-A 80'; SF-B 25'	100'
SIDE (MIN)	SF-A 18' SF-B 10'	50'
REAR (MIN)	SF-A 40' SF-B 80'	50'
SETBACKS - ACCESSORY STRUCTURES OR USE		
FRONT (MIN)	-	100'
SIDE (MIN)	-	25'
REAR (MIN)	-	25'
BUILDING HEIGHT (MAX)	SF-A 50' SF-B 55'	50'
BUILDING COVERAGE	SF-A 85% SF-B 80%	N/A
DENSITY (MAX)	SF-A 1.6 (UNITS/ACRE) SF-B 2.0 (UNITS/ACRE)	N/A
UNOBSTRUCTED OPEN SPACE (MIN)	SF-A 65% SF-B 60%	N/A

LEGAL DESCRIPTION

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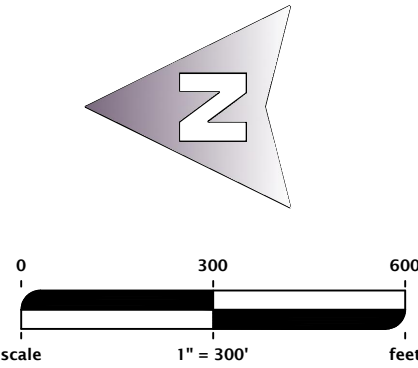
TOTAL AREA OF SUBJECT PROPERTY IS 2,471,713 SQUARE FEET OR 56.743 ACRES, AS SURVEYED.

FLOODPLAIN NOTE

THIS PARCEL IS LOCATED IN ZONE X (AREAS OF MINIMAL FLOOD HAZARD) PER FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 08005C0214L, EFFECTIVE DATE 02,17,2017.

LEGEND

- PROPERTY LINE
- Grading Contours



REVISIONS			
DATE	DESCRIPTION	SUBMISSION #	
07/31/24			
09/30/24			
11/26/24			

2204 HOFFMAN DRIVE
LOVELAND, COLORADO 80538
(970) 278-0029

MATTERHORN SOLAR
LOWRY REZONING PLAN

REZONING PLAN

FILE NAME:	0110.0005.00_REZONE MAP.dwg
DESIGNED:	IJG
CHECKED:	DAH
JOB NO:	0110.0005.00
SCALE:	1" = 300'
DATE:	OCTOBER 29, 2024

SHEET:	2	OF	2
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