

GREENLAND ESTATES REZONING PLAN

LOCATED IN THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ARAPAHOE, STATE OF COLORADO

PROJECT CONTACTS

OWNER GREENLAND INVESTMENT LLC 886 E 78TH AVENUE DENVER, CO 80229 CONTACT: BENJAMIN EZEAKU BENEZEAKU2@YAHOO.COM	CIVIL ENGINEER FRONT RANGE CIVIL ENGINEERING 7830 W ALAMEDA AVE, SUITE 103 #198 LAKEWOOD, CO 80226 CONTACT: ERICH DELLINGER ERICH@FRONTRANGECIVIL.COM
APPLICANT BEACON REAL ESTATE SERVICES 9250 E COSTILLA AVE, SUITE 230 GREENWOOD VILLAGE, CO 80112 CONTACT: JUSTIN REYHER JUSTIN@BEACONREALESTATESERVICES.COM	SURVEYOR ENCOMPASS SERVICES 2750 S WADSWORTH BLVD, SUITE C-202 DENVER, CO 80226 CONTACT: ELIJAH FRANE E.FRANE@ENCOMPASSSERVICES.COM

LEGAL DESCRIPTION

THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 63 WEST OF THE 6TH P.M.

REZONE REQUEST

TOTAL ACRES: 160.7 ACRES
CURRENT ZONING: A-1, AGRICULTURAL-1
PROPOSED ZONING: RR-B, RURAL RESIDENTIAL B

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST ¼ OF SECTION 17 BEARING N89°24'22"E AND MONUMENTED AS SHOWN HEREON.

BENCHMARK

THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 63 WEST, BEING A 3.25" ALUM CAP LS #27269 HAVING AN ELEVATION OF 5644.44 FEET (NAVD88).

STANDARD NOTES

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THE **REZONING PLAN** KNOWN AS **GREENLAND ESTATES**, 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), HOMEOWNER'S 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.

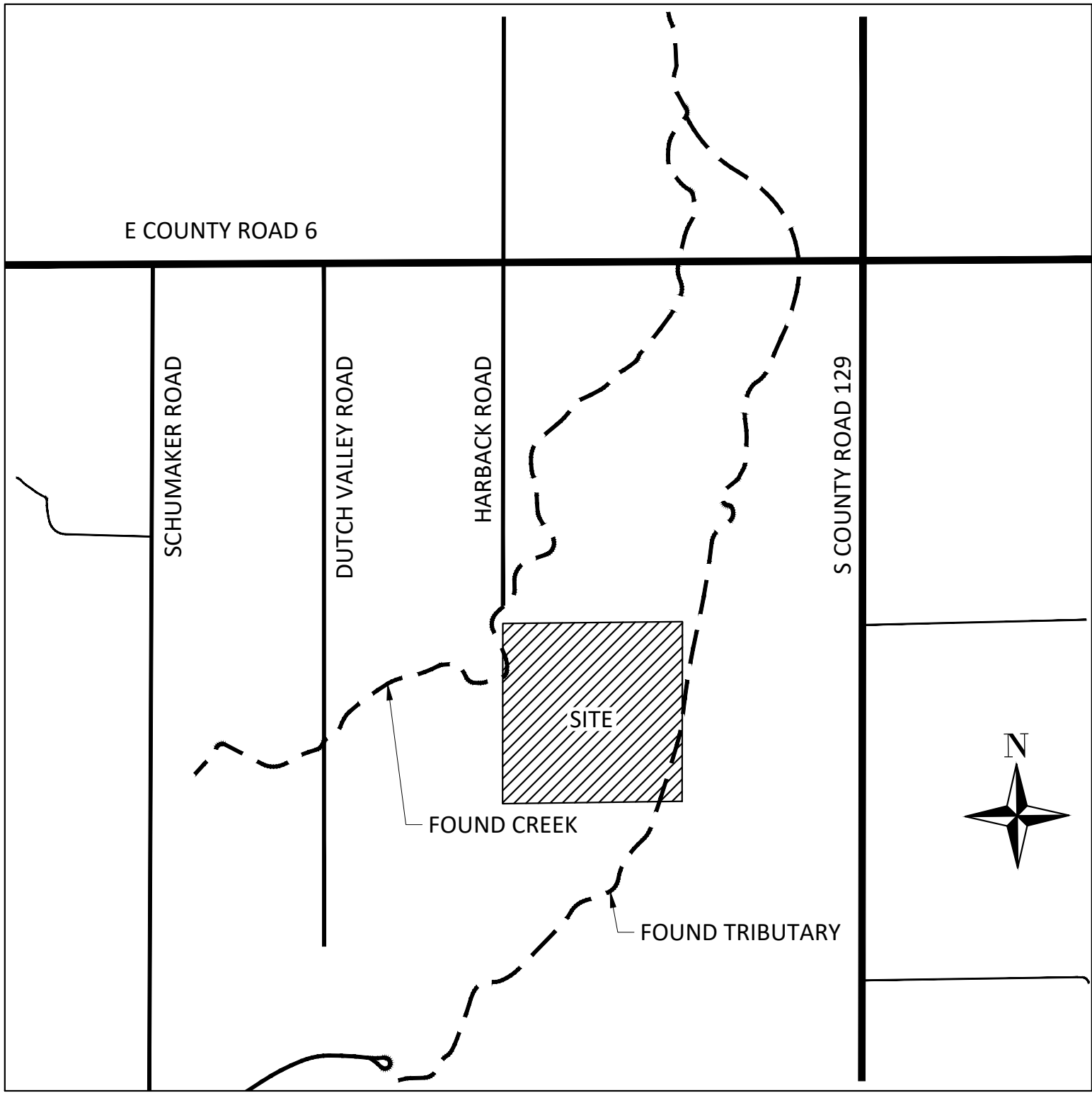
LANDSCAPE MAINTENANCE

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 ROADS. 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 ANY OBSTRUCTIONS OVER THREE FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY WITHIN SAID TRIANGLE.

VICINITY MAP



SCALE: 1" = 2000'

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2	REZONE PLAN (1)
3	REZONE PLAN (2)
4	ACCESS EASEMENT EXHIBIT

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 MATER 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.

PLANNING COMMISSION RECOMMENDATION

NOT RECOMMENDED / RECOMMENDED BY THE ARAPAHOE COUNTY PLANNING COMMISSION, THIS ____ DAY OF _____ A.D., 20__.

CHAIR: _____

BOARD OF COUNTY COMMISSIONERS APPROVAL

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

CHAIR: _____

ATTEST: _____

CERTIFICATE OF OWNERSHIP

I, BENJAMIN EZEAKU HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS **GREENLAND ESTATES REZONING PLAN, CASE NUMBER CZ23-001**.

OWNER OF RECORDS OR AUTHORIZED AGENT

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 _____ WITNESS MY HAND AND SEAL
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

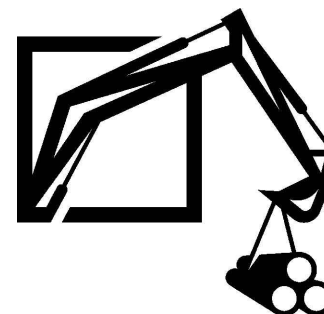
NOTARY NUMBER: _____

COVER SHEET & NOTES

FEBRUARY 14, 2024

SHEET

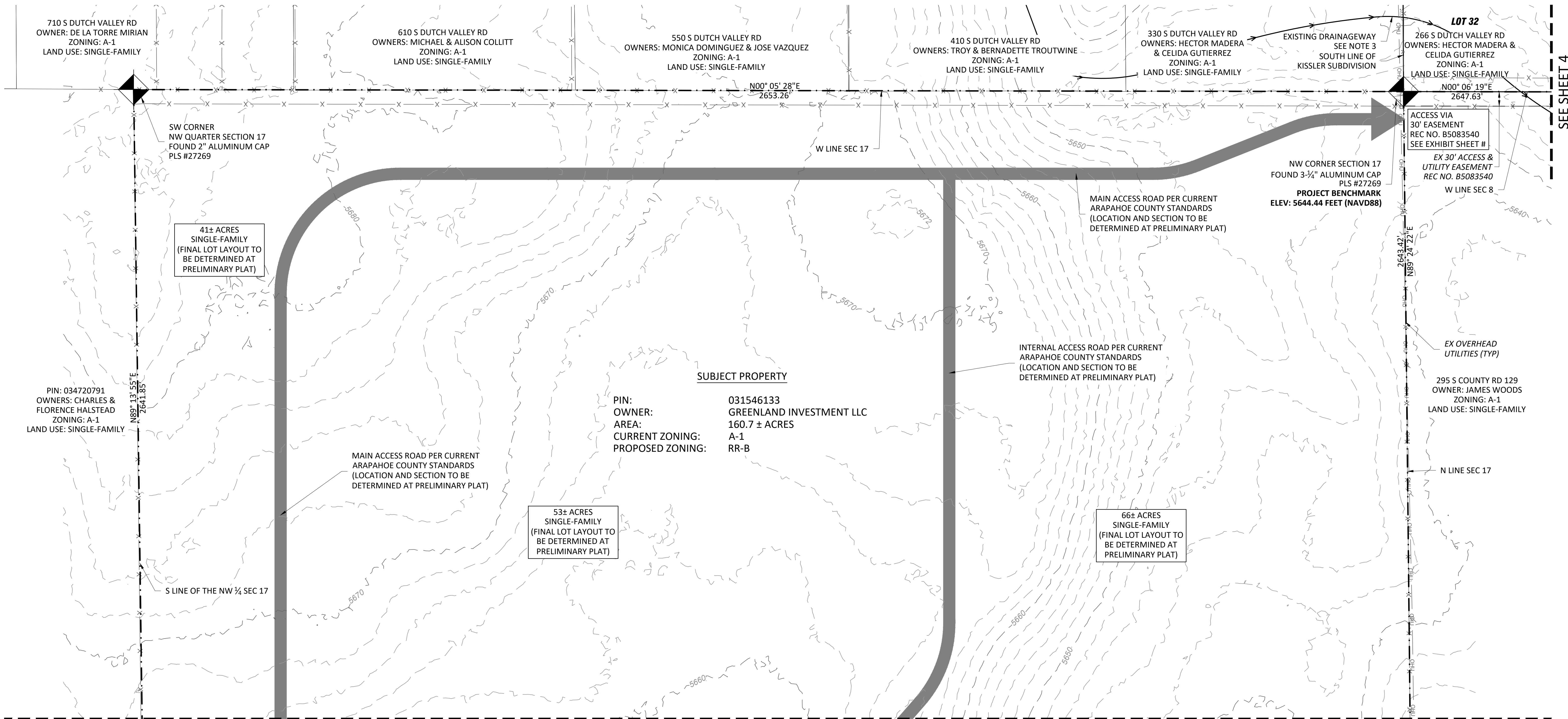
1 OF 4



FRONT RANGE
CIVIL ENGINEERING

GREENLAND ESTATES REZONING PLAN

LOCATED IN THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ARAPAHOE, STATE OF COLORADO



NOTES

- SUBJECT PROPERTY LOCATED IN FEMA ZONE X, AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY FEMA FIRM NUMBER 08005C0255K, EFFECTIVE DECEMBER 17, 2010.
- SURVEY PROVIDED BY ENCOMPASS SERVICES, LLC. UTILITIES ARE APPROXIMATE AND BASED UPON VISIBLE SURFACE APPURTENANCES AND SURFACE MARKINGS ONLY. NO UTILITY LOCATES WERE PERFORMED BY ENCOMPASS SERVICES, LLC. FRONT RANGE CIVIL ENGINEERING LLC ASSUMES NO RESPONSIBILITY FOR ERRORS OR OMISSIONS CONTAINED WITHIN THE SURVEY. EXISTING DRAINAGEWAY WILL BE MAPPED WITH A FLOODPLAIN STUDY AND A FLOODPLAIN EASEMENT WILL BE PROVIDED AT TIME OF PLATTING.
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LEGEND

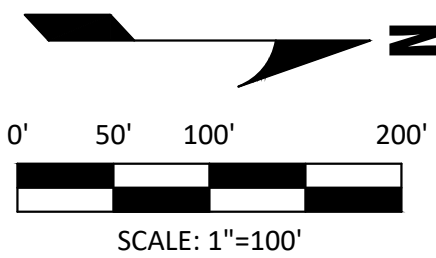
---	SECTION LINE
---	SUBDIVISION LINE
---	RIGHT OF WAY LINE
---	PROPERTY LINE
---	EASEMENT
-5280-	EX CONTOUR
-X-X-X-	EX FENCE
-OHU-	EX OVER HEAD UTILITIES
◆	ALIQUOT CORNER (SEE PLAN FOR DESCRIPTION)

LOT AND SITE DEVELOPMENT STANDARDS (LDC 4-1.1)		
STANDARD	EX ZONING (A-1)	PR ZONING (RR-B)
MIN. LOT SIZE (SINGLE FAMILY)	19 ACRES	2.41 ACRES
MIN. LOT WIDTH (SINGLE FAMILY)	330 FT	125 FT
MIN. FRONT SETBACK (PRINCIPAL STRUCTURE)	100 FT	50 FT
MIN. SIDE SETBACK (PRINCIPAL STRUCTURE)	50 FT	25 FT
MIN. REAR SETBACK (PRINCIPAL STRUCTURE)	50 FT	25 FT
MIN. SIDE CORNER SETBACK (PRINCIPAL STRUCTURE)	100 FT	50 FT
MIN. PUBLIC R.O.W. SETBACK (PRINCIPAL STRUCTURE)	N/A	

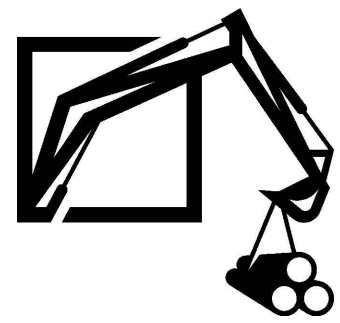
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STANDARD	EXISTING ZONING (A-1)	PROPOSED ZONING (RR-B)
MIN. FRONT SETBACK (ACCESSORY STRUCTURE)	100 FT (MIN)	FRONT BUILDING LINE OF PRINCIPAL STRUCTURE
MIN. SIDE SETBACK (ACCESSORY STRUCTURE)	25 FT (MIN)	15 FT (MIN)
MIN. REAR SETBACK (ACCESSORY STRUCTURE)	25 FT (MIN)	10 FT (MIN)
MAX. BUILDING HEIGHT	50 FT (MAX) ⁽¹⁾	35 FT (MAX)
MAX. BUILDING COVERAGE	N/A	
MAX. DWELLING UNITS PER GROSS ACRE	0.4 D.U. / ACRE	
MIN. OPEN SPACE	N/A (NO OPEN SPACE REQUIREMENT IN LDC FOR RR-B ZONING)	

(1) 35 FT MAX HEIGHT FOR MANUFACTURED HOMES IN A-1 ZONING

LAND USES		
ZONING	PROPOSED	ALLOWED
RR-B	SINGLE FAMILY RESIDENTIAL	SINGLE FAMILY RESIDENTIAL, LIMITED NON-COMMERCIAL AGRICULTURE, AND OPEN SPACE



REZONE PLAN (1)
FEBRUARY 14, 2024



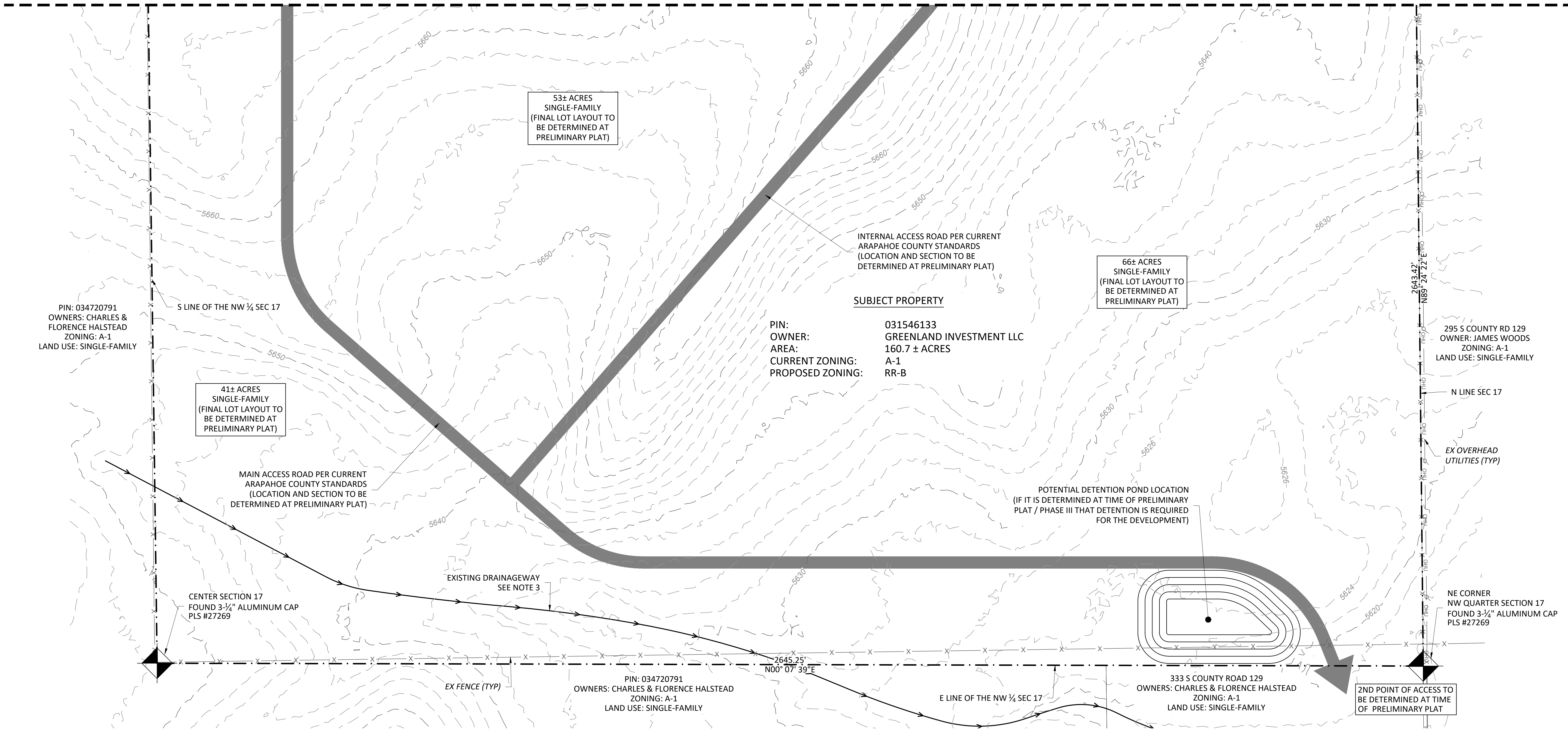
FRONT RANGE
CIVIL ENGINEERING

SHEET
2 OF 4

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LOCATED IN THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN
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SEE SHEET 2



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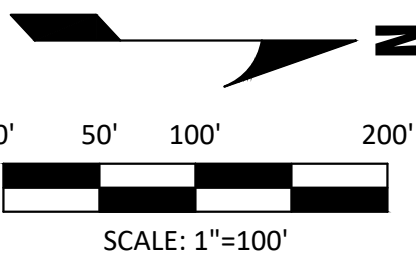
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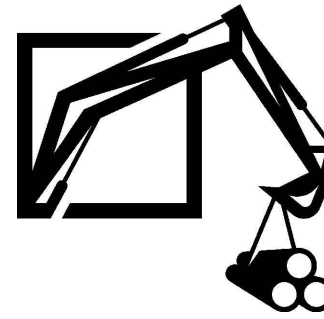
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REZONE PLAN (2)
FEBRUARY 14, 2024

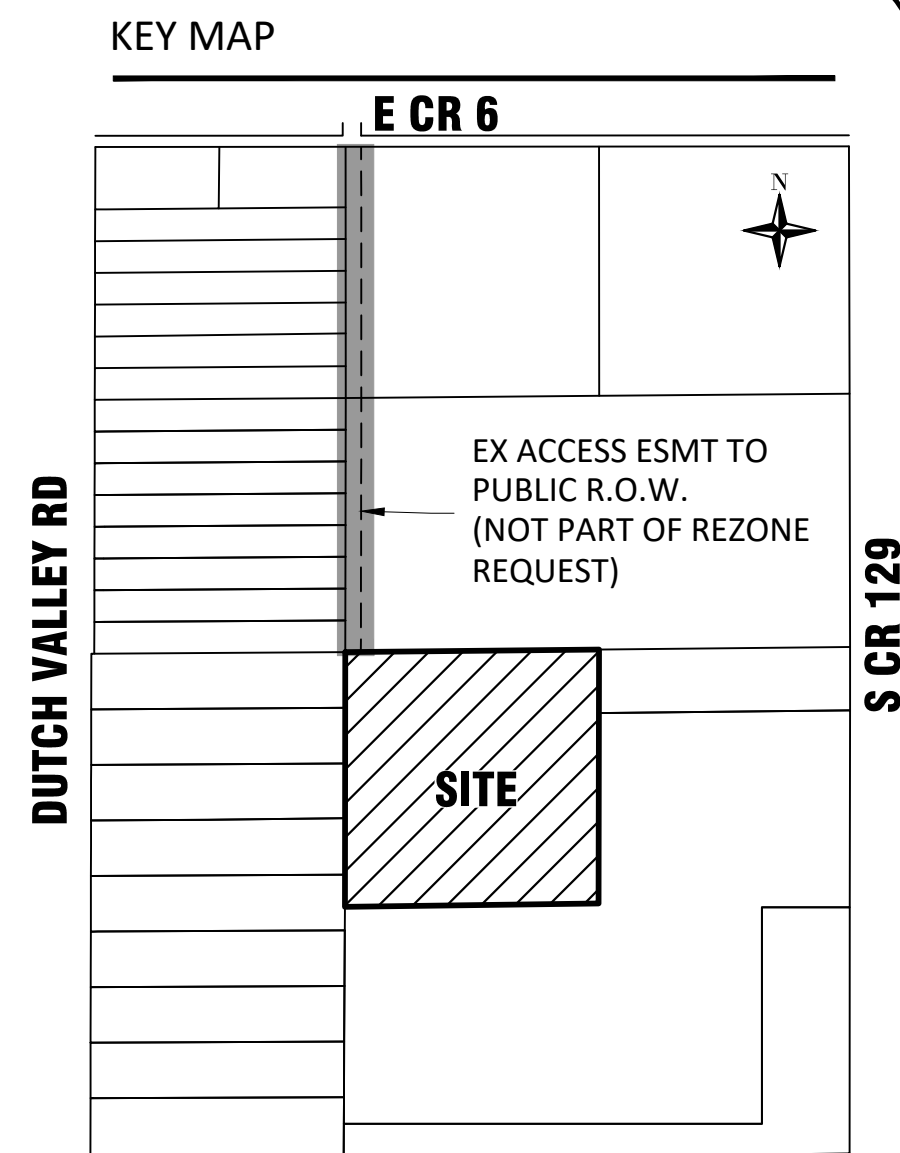
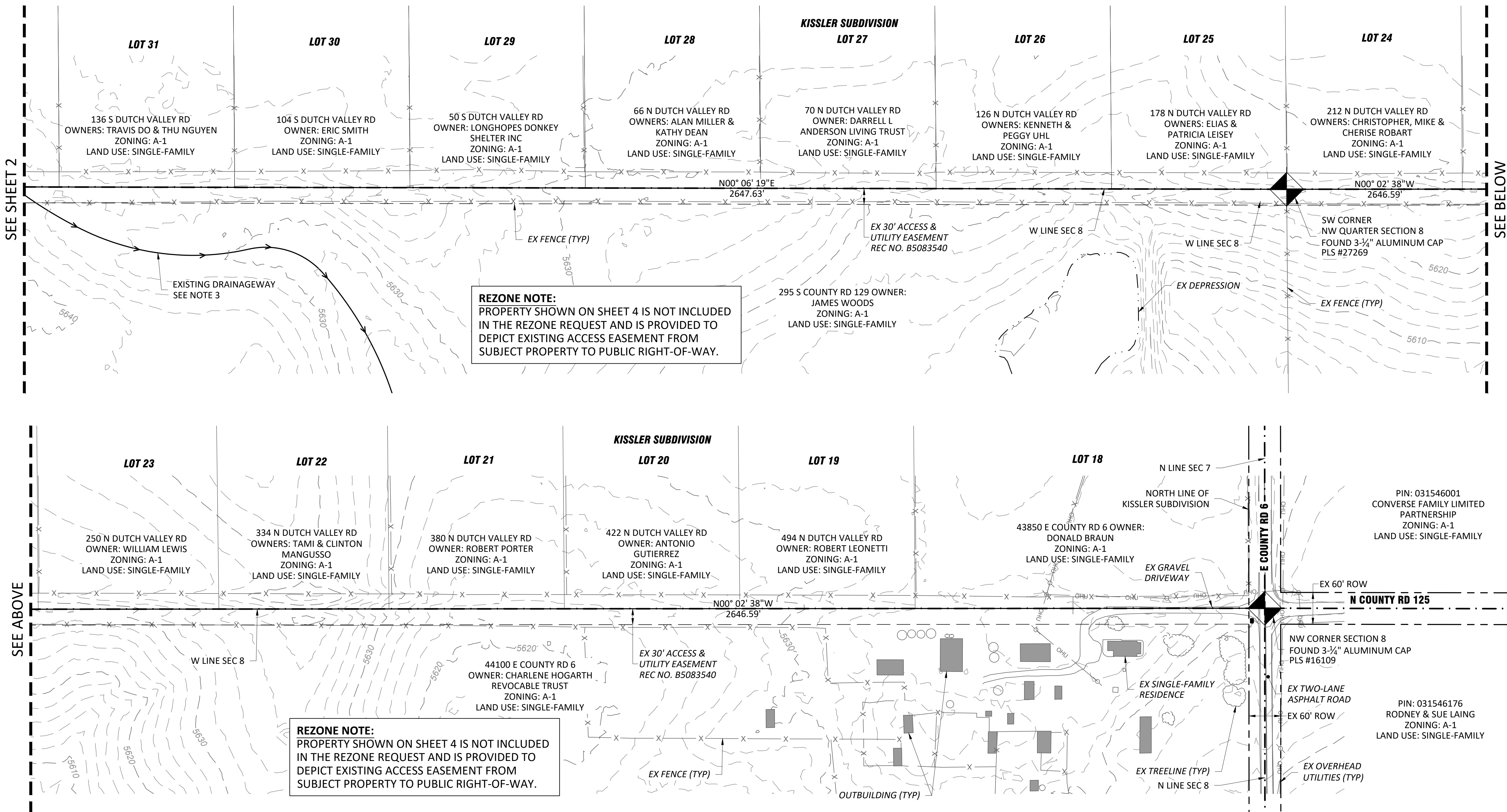


FRONT RANGE
CIVIL ENGINEERING

SHEET
3 OF 4

GREENLAND ESTATES REZONING PLAN

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LEGEND

- SECTION LINE
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- RIGHT OF WAY LINE
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- EASEMENT
- EX CONTOUR
- EX FENCE
- EX OVER HEAD UTILITIES
- ALIQUOT CORNER (SEE PLAN FOR DESCRIPTION)

ACCESS EASEMENT EXHIBIT
FEBRUARY 14, 2024

SHEET
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