

# MAY FARMS RV RESORT AND SANCTUARY- GENERAL DEVELOPMENT PLAN

THE PARCELS LOCATED IN SECTION 4, TOWNSHIP 4 SOUTH, RANGE 61  
WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

## LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 4, TOWNSHIP 4 SOUTH, RANGE 61 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER ¼ CORNER OF SAID SECTION 4, BEING A FOUND 2.5" ALUMINUM CAP, LS 30127, FROM WHENCE THE WEST 1/16<sup>TH</sup> CORNER OF SAID SECTION 4, BEING A FOUND 2" ALUMINUM CAP, LS 18475, BEARS S 89° 01'53" W A DISTANCE OF 1,314.70 FEET, SAID LINE FORMING THE BASIS OF BEARING FOR THIS LEGAL DESCRIPTION.

THENCE S 89° 01'53" W ALONG THE SOUTH LINE OF THE EAST HALF OF NORTHWEST QUARTER OF SAID SECTION 4 A DISTANCE OF 1,314.70 FEET TO THE WEST 1/16<sup>TH</sup> CORNER OF SAID SECTION 4;

THENCE N 01° 09'10" W, ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 2,571.42 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAST 15<sup>TH</sup> AVE.

THENCE N 88° 59'25" E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1,318.73 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4;

THENCE N 89° 00'08" E, CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF EAST 15<sup>TH</sup> AVE., A DISTANCE OF 948.34 FEET TO A POINT;

THENCE S 01° 03'47" E A DISTANCE OF 2,572.29 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 4;

THENCE S 17° 46'39" W A DISTANCE OF 937.93 FEET TO A POINT;

THENCE S 88° 59'55" W A DISTANCE OF 646.41 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 4;

THENCE N 01° 00'05" W ALONG SAID EAST LINE A DISTANCE OF 888.00 FEET TO THE POINT OF BEGINNING, CONTAINING 6,533,939.1040 SQUARE FEET OR 150.00 ACRES, MORE OR LESS.

### STANDARD NOTES

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THE GENERAL DEVELOPMENT PLAN KNOWN AS MAY FARMS RESORT AND SANCUTARY, 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 PROJECT ENGINEER. ARAPAHOE COUNTY REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30, ARTICLE 28, BUT CANNOT, ON BEHALF OF MAY FARMS RV RESORT AND SANCTUARY, GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE MAY FARMS RV RESORT AND SANCTUARY 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 THE PROJECT ENGINEER'S DRAINAGE DESIGN.

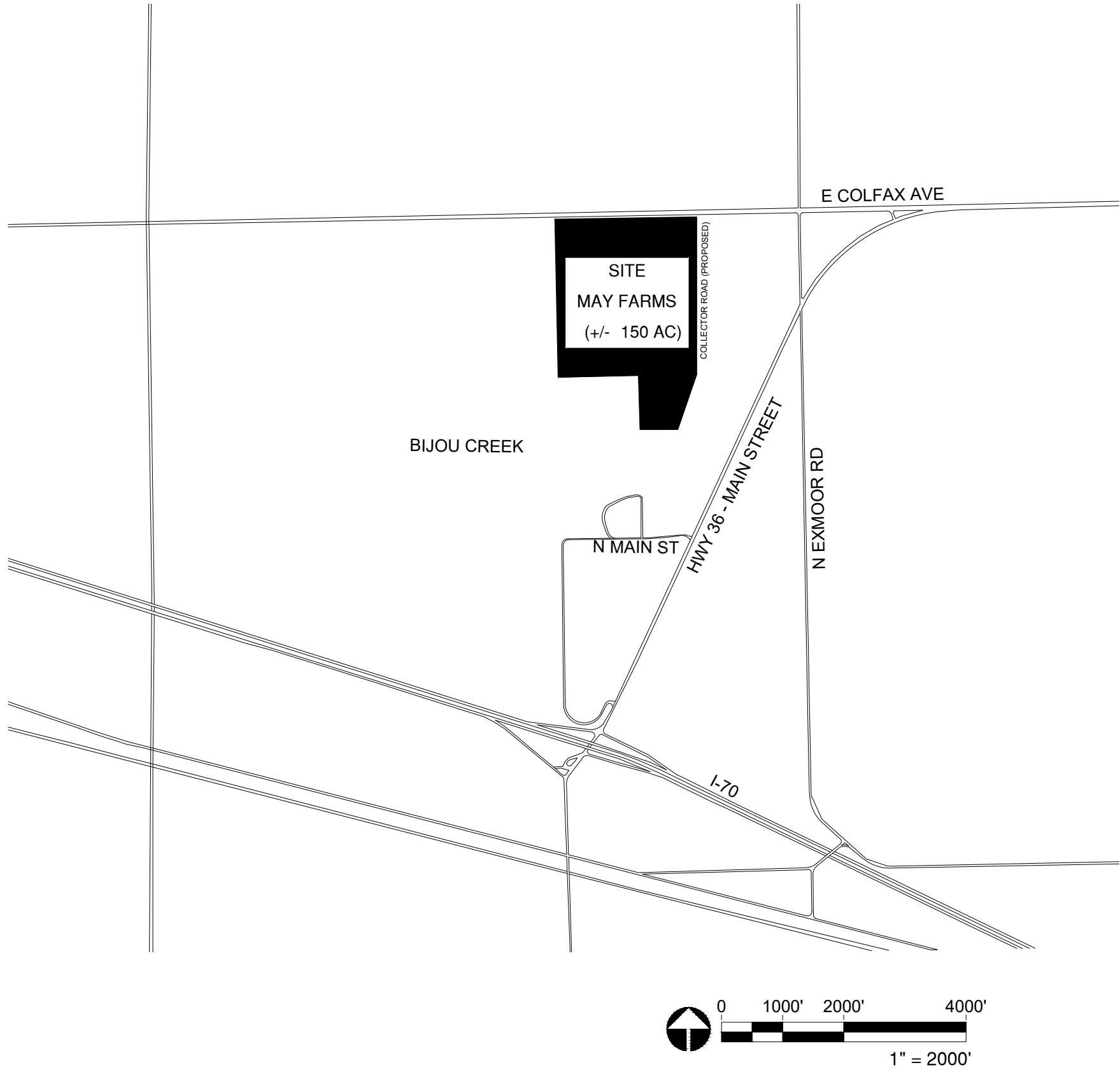
#### LANDSCAPE MAINTENANCE:

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 MAY 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 OWNER'S PROPERTY FROM THE ADJACENT OWNER'S USE OF THIS MAINTENANCE EASEMENT, AND TO TAKE ALL NECESSARY STEPS TO AVOID CAUSING SUCH DAMAGE.

## VICINITY MAP:



## SPECIFIC NOTES:

**RURAL TRANSPORTATION IMPACT FEE (RUTIF) AREA:** THE MAY FARMS RV RESORT AND SANCTUARY 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. 160669. 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 WITH 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 RESIDENTIAL, COMMERCIAL, AND RECREATION, AND CONSISTENT WITH THE COMPREHENSIVE MASTER PLAN DESIGNATION AND TOWN OF BUYERS SMALL AREA PLAN AS A RECREATION COMMERCIAL AREA INTENDED TO PROMOTE RECREATION WITH ASSOCIATED COMMERCIAL AND RESIDENTIAL USES.

PARCEL ID	SITE AREA (AC)	CURRENT ZONE DISTRICT	PROPOSED ZONE DISTRICT
PARCEL 1985-00-0-00-047	150	A-1	PUD

## PROJECT ITEM:

### OWNER/ APPLICANT

MAY FARMS RV RESORT AND SANCTUARY LLC  
64001 CO-36  
BYERS, CO 80103  
(303) 562-7080  
CONTACT: IAN STEYN

### PLANNER/ LANDSCAPE ARCHITECT

RVI PLANNING + LANDSCAPE ARCHITECTURE  
3461 RINGSBY CT, SUITE 420  
DENVER, CO 80216  
(303) 462-1100  
CONTACT: MATT SMALL, PLA, SITES AP

### CIVIL ENGINEER

MARTIN | MARTIN CONSULTING ENGINEERS  
12499 W COLFAX AVE  
LAKEWOOD, CO 80215  
(303) 431-6100  
CONTACT: SCOTT PALING, PE, LEED AP

### DEVELOPMENT CONSULTANT

JPS LAW GROUP  
23 S. KALAMATH STREET, SUITE 200  
DENVER, CO 80223  
(720) 377-0703  
CONTACT: JEP SEMAN

### TRAFFIC ENGINEER

LSC TRANSPORTATION CONSULTANTS  
1889 YORK ST.  
DENVER, CO 80206  
(303) 333-1105  
CONTACT: CHRIS MCGRANAHAN, PE

## 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.

## 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 MAY FARMS RV RESORT AND SANCTUARY; GDP25-001.

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 \_\_\_\_\_ (NAME) \_\_\_\_\_.

BY

AS \_\_\_\_\_ (TITLE) \_\_\_\_\_ OF \_\_\_\_\_ (ENTITY) AN AUTHORIZED SIGNATORY.

NOTARY PUBLIC  
WITNESS MY HAND AND SEAL  
MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY NUMBER: \_\_\_\_\_

### PARCEL 1985-00-0-00-047:

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_.

OWNER(S)

\_\_\_\_\_) (SIGNATURE)  
\_\_\_\_\_) (PRINTED NAME)

MORTGAGEE OR LIEN HOLDER(S) CONSENT:

THE UNDERSIGNED AS MORTAGE HOLDERS ON PART OR ALL OF THE HEREON SHOWN REAL ESTATE PROPERTY DO HEREBY AGREE AND CONSENT TO THE GENERAL DEVELOPMENT PLAN OF SAID PROPERTY AS SHOWN HEREON.

\_\_\_\_\_) NAME (MORTGAGEE/LIEN HOLDER ENTITY)

\_\_\_\_\_) BY: (NAME OF SIGNATORY)

\_\_\_\_\_) TITLE: (TITLE OF SIGNATORY)

\_\_\_\_\_) DATE

## 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 \_\_\_\_\_, A.D. 20 \_\_\_\_.

CHAIR: \_\_\_\_\_

ATTEST: \_\_\_\_\_

## SHEET INDEX:

Z.00 - COVER SHEET  
Z.01 - PROJECT NARRATIVE & NOTES  
Z.02 - LAND USE MAP  
Z.03 - PERMITTED USES  
Z.04 - LAND USE STANDARDS

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www.rviplanning.com



GENERAL DEVELOPMENT PLAN (GDP)  
**MAY FARMS RESORT AND SANCTUARY**  
ARAPAHOE COUNTY, CO

PROJECT NO.: 2500163  
DATE: 12/02/2025  
DRAWN: RPG  
REVIEWED: MS

REVISIONS  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

COVER  
SHEET

**Z.00**

01 OF 05

01\_ORIGINAL ISSUE

# MAY FARMS RV RESORT AND SANCTUARY- GENERAL DEVELOPMENT PLAN

THE PARCELS LOCATED IN SECTION 4, TOWNSHIP 4 SOUTH, RANGE 61  
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 STANDARDS FOR DEVELOPMENT WITHIN THE MAY FARMS RV RESORT AND SANCTUARY GENERAL DEVELOPMENT PLAN (GDP). THE PROPERTY IS COMPRISED OF ONE PARCEL, 1985-00-0-00-047, APPROXIMATELY 150 ACRES CURRENTLY ZONED A-1 IN UNINCORPORATED ARAPAHOE COUNTY.

THE GDP DELINEATES TWO PLANNING AREAS CREATING AN OUTDOOR RECREATION AND RESIDENTIAL MASTER PLAN BASED ON THE BYERS SMALL AREA PLAN AND ARAPAHOE COUNTY'S COMPREHENSIVE PLAN. THE DESTINATION RESORT & RECREATION (DRR) CHARACTER INCLUDES RV RESORTS, GLAMPING ACCOMMODATIONS, ECO-LODGES, AND OTHER SHORT-TERM SEASONAL STAY OPTIONS DESIGNED TO OFFER AN INTEGRATED HOSPITALITY EXPERIENCE. DRR DEVELOPMENTS MAY FEATURE SUPPORTING COMMERCIAL USES SUCH AS RESTAURANTS, RETAIL SHOPS, ENTERTAINMENT VENUES, EVENT SPACES, AND RESORT-STYLE AMENITIES. ACCESSORY SUPPORT SERVICES INCLUDING MOBILE REPAIR FOR ON-SITE RV MAINTENANCE ARE ASSOCIATED WITH THIS USE. THE RESIDENTIAL CHARACTER IN PA-2 IS BASED ON CURRENT ARAPAHOE COUNTY CODE STANDARDS, WITH MODIFICATIONS TO LOT SIZES AND SETBACKS TO ACCOMMODATE AGE-TARGETED HOUSING TYPES.

**INTENT:** MAY FARMS RV RESORT AND SANCTUARY IS A PROPOSED MIXED-USE PUD DEVELOPMENT OFFERING CAMPING ACCOMMODATIONS AND AGE-RESTRICTED HOUSING, ALONG WITH SUPPORTING USES SUCH AS A CLUBHOUSE, WATER PARK, GENERAL STORE AND RESTAURANT. LOCATED NORTH OF I-70 AND WEST OF HWY 36 WITHIN THE DESIGNATED GROWTH AREA OF BYERS, THE SITE ALIGNS WITH THE COMPREHENSIVE PLAN AND SMALL AREA PLAN. THE DEVELOPMENT WILL PROVIDE EMPLOYMENT OPPORTUNITIES, INCREASE TAX REVENUE, AND OFFER COMMUNITY ENTERTAINMENT AND AGRICULTURE-BASED EDUCATIONAL PROGRAMMING. THE PROPOSED USE PRESERVES SMALL-TOWN CHARACTER, SUPPORTS NATIVE HABITAT RESTORATION, AND SERVES AS A TRANSITION BETWEEN HIGHER-DENSITY DEVELOPMENT ALONG I-70 AND HWY 36 AND THE BIJOU CREEK OPEN SPACE.

**ORGANIZATION:** MAY FARMS IS ORGANIZED AS TWO PLANNING AREAS. PLANNING AREA 1 IS A RECREATIONAL VEHICLE RESORT WITH SUPPORTING ACCESSORY USES AND ENTERTAINMENT ATTRACTIONS. PLANNING AREA 2 IS 55+ DEED-RESTRICTED RESIDENTIAL WITH AMENITIES TO PROMOTE AN ACTIVE LIFESTYLE. UP TO 5% OF AVAILABLE UNITS IN PA-1 MAY BE USED FOR ONSITE EMPLOYEE HOUSING. A PROPOSED RURAL SECONDARY ROAD ON THE EASTERN EDGE RUNNING PARALLEL TO HWY 36 WILL PROVIDE PRIMARY ACCESS FROM THE SOUTH AND EMERGENCY ACCESS TO THE NORTH WITHIN A DEDICATED PUBLIC RIGHT-OF-WAY.

**PLANNING AREA 1:** PLANNING AREA 1 IS ORGANIZED AROUND A DESTINATION RESORT AND RECREATION MODEL INTEGRATING SHORT-TERM ACCOMMODATIONS WITH PUBLIC-SERVING AND RESORT-EXCLUSIVE AMENITIES.

**PUBLIC DAY-USE AREA:** A DAY-USE ACTIVITY AREA INCLUDING A WATER PARK IS INTENDED ON THE SOUTHERNMOST PORTION OF PA-1 WITH SEPARATE ENTRANCE AND DEDICATED PARKING OPEN FOR PUBLIC ACCESS. THIS AREA MAY INCLUDE EDUCATIONAL PROGRAMMING, AGRITOURISM ACTIVITIES, AND LOCAL RETAIL OPPORTUNITIES.

**RESORT GUEST EXPERIENCE:** RESORT GUESTS WILL HAVE A DEDICATED ENTRANCE AT A CENTRALIZED CHECK-IN AND WELCOME CENTER WITH SUPPORTING ACCESSORY USES SUCH AS A GENERAL STORE, EQUIPMENT RENTAL, AND FOOD SERVICE. THE CENTRAL AMENITY CORE WILL PROVIDE RECREATION AND ENTERTAINMENT OPTIONS INCLUDING A CLUBHOUSE AND WATER-FOCUSED AMENITIES, WITH SELECT SERVICES EXCLUSIVELY FOR RESORT GUESTS.

**ACCOMMODATIONS:** THE PLANNING AREA COMPRISES RECREATIONAL VEHICLE CAMPGROUND SITES AND SHORT-TERM RENTAL ACCOMMODATIONS (CABINS/GLAMPING) WITH DENSITIES AND LAYOUTS DESIGNED TO CONSIDER VIEW CORRIDORS AND CONNECTIVITY TO BIJOU CREEK OPEN SPACE. GLAMPING AND CABIN ACCOMMODATIONS ARE ARRANGED ALONG THE WESTERN EDGE TO MAXIMIZE OPEN SPACE ADJACENCY AND VIEWS, WITH RV SITES POSITIONED CENTRALLY FOR EFFICIENT AMENITY ACCESS. UP TO 5% OF AVAILABLE UNITS IN PA-1 MAY BE USED FOR ONSITE EMPLOYEE HOUSING. SITE ORGANIZATION DISTINGUISHES BETWEEN PUBLIC-ACCESSIBLE AREAS AND PRIVATE RESORT NEIGHBORHOODS WHILE MAINTAINING COHESIVE DESIGN CHARACTER.

**PROGRAMMING:** THE PLANNING AREA PROVIDES OPPORTUNITIES FOR AGRITOURISM, EXPERIENTIAL EDUCATION, LOCAL RETAIL PARTNERSHIPS, AND FAMILY-ORIENTED RECREATION. THE GUEST WELCOME CENTER ALLOWS THE GENERAL PUBLIC TO VISIT SELECT AREAS OUTSIDE RESORT-EXCLUSIVE ZONES, CREATING COMMUNITY ENGAGEMENT WHILE PRESERVING GUEST PRIVACY.

**PLANNING AREA 2:** PLANNING AREA 2 IS INTENDED FOR 55+ DEED-RESTRICTED HOMES AROUND AN AGE-TARGETED RESORT MODEL. THE LAND USE IS MOST SIMILAR TO R-2-A WITH MODIFICATIONS TO LOT SIZE AND SETBACKS TO MEET PRODUCT AND LIFESTYLE REQUIREMENTS ALONG WITH SUPPORTING USES. LOCATED IN THE NORTHEAST SECTION, THE PLANNING AREA IS ACCESSED FROM THE PROPOSED SECONDARY RURAL ROAD. THE AREA WILL BE ARRANGED AROUND AN AMENITY CORE TO PROMOTE AN ACTIVE LIFESTYLE. TRAILS AND PATHS WILL PROMOTE WALKABILITY. RESIDENTS WILL ACCESS AMENITIES AND COMMERCIAL USES IN PLANNING AREA 1 AND MAY HAVE A DEDICATED AMENITY AND COMMERCIAL CORE SPECIFIC TO AGE-RESTRICTED RESIDENTS..

## OVERALL PLAN CAPS / FEATURES

THE GENERAL DEVELOPMENT PLAN PROPOSES A MAXIMUM OF 800 RECREATIONAL VEHICLE SITES, 400 RESIDENTIAL HOMES AND A MAXIMUM OF 120,000 SQUARE FEET OF COMMERCIAL DEVELOPMENT. RESIDENTIAL HOMES ARE RESTRICTED TO PLANNING AREA 2, WHICH WILL BE AGE-RESTRICTED.

### DESTINATION RESORT & RECREATION (DRR):

DESTINATION RESORT & RECREATIONAL DEVELOPMENT WILL TRANSITION IN DENSITY FROM THE SOUTH AND EAST PORTIONS OF PLANNING AREA 1 TO LESSER DENSITY ON THE WEST PERIMETER OF THE SITE ADJACENT TO BIJOU CREEK OPEN SPACE. A DENSITY RANGE OF 6-10 DU/ACRE IS PERMITTED IN THIS PLANNING AREA. ACCESSORY COMMERCIAL USES TO SUPPORT THE RESORT WILL BE LOCATED AT THE SOUTHERN AND CENTRAL PORTION OF THE PLANNING AREA. COMMERCIAL DEVELOPMENT IS PERMITTED, WITH PROJECTS UP TO 80,000 SF OF ENTERTAINMENT, RETAIL, AND SERVICE-ORIENTED DEVELOPMENT TO SUPPORT THE CAMPGROUND RESORT.

### RESORT RESIDENTIAL AGE-RESTRICTED (RRA):

RESORT RESIDENTIAL AGE-RESTRICTED WILL MAINTAIN RELATIVELY CONSISTENT DENSITY ACROSS THE PLANNING AREA. A DENSITY RANGE OF 8.1-12 DU/ACRE IS PERMITTED IN THIS PLANNING AREA. EACH LOT WILL BE A FOR SALE PRODUCT CONSISTING OF A MANUFACTURED HOME PRIMARY DWELLING, ALONG WITH A DETACHED GARAGE CONSTRUCTED ONSITE WITH OPTIONAL CARPORT FOR RV PARKING. A CENTRALIZED AMENITY ZONE FOR GUESTS IS ANTICIPATED TO BE LOCATED IN THE NORTHWEST SECTION OF THE PLANNING AREA. COMMERCIAL DEVELOPMENT IS PERMITTED, WITH PROJECTS UP TO 40,000 SF OF ENTERTAINMENT, RETAIL, AND SERVICE-ORIENTED DEVELOPMENT TO SUPPORT THE AGE-RESTRICTED LIFESTYLE.

### 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 RECREATION COMMERCIAL USES. THE APPLICANT WILL MEET THE REQUIRED PUBLIC LAND DEDICATION SET FOR IN THE LDC FOR PARKS, AND OTHER PUBLIC PURPOSES AND FOR ON-SITE UNOBSTRUCTED OPEN SPACE THROUGH MULTIPLE PHASES OF DEVELOPMENT. A COMMUNITY AMENITY SPACE OR PARK IS TO BE IN THE RESIDENTIAL PLANNING AREA AND APPROPRIATELY SIZED BASED ON PROJECT NUMBER OF RESIDENTS. TRAILS WILL BE PROVIDED AND 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 THE TIME OF THE SPECIFIC DEVELOPMENT PLAN OR ADMINISTRATIVE SITE PLAN. THIS MAY INCLUDE FUTURE INCLUSION OF ADJACENT PARCELS AS PUBLIC LAND DEDICATIONS THAT SUBSTANTIALLY BENEFIT ON-SITE UNOBSTRUCTED OPEN SPACE AND REGIONAL TRAIL CONNECTIVITY. 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, OR INCLUSION OF PUBLIC LAND DEDICATION ON ADJACENT PARCEL THAT SUBSTANTIALLY IMPROVES UNOBSTRUCTED OPEN SPACE AND TRAIL CONNECTIVITY. DEVELOPER SHALL PAY CASH IN LIEU IN ACCORDANCE WITH THE ARAPAHOE COUNTY LDC IN THE CASE THAT OPEN SPACE CANNOT BE MET ON SITE. DEVELOPER SHALL PROVIDE RECORD OF TRACKING DEDICATION REQUIREMENTS TO SHOW COMPLIANCE ON SUBSEQUENT SDP'S AND ASP'S.

UNOBSTRUCTED OPEN SPACE REQUIREMENTS	
LAND USE / DENSITY (CALCULATED ON A GROSS BASIS)	MINIMUM AMOUNT OF UNOBSTRUCTED OPEN SPACE (PERCENTAGE OF NET SITE AREA)
DRR - 6 TO 8 DU/AC	15%
DRR/RRA - 8.1 TO 10 DU/AC	20%
RRA - 10.1-12 DU/AC	25%

### NOTES:

1. PARK ACREAGE SHALL BE INCLUDED IN THE OVERALL OPEN SPACE DEDICATION CALCULATIONS WITH THE APPROVAL OF ARAPAHOE COUNTY OPEN SPACES.

2. PARK DEDICATIONS SHALL BE PROVIDED AT THE RATIO OF 6 ACRES PER 1000 RESIDENTS FOR PUBLIC PARKS AND ¼ ACRE OF DEDICATION LAND PER 1,000 POPULATION FOR OTHER PUBLIC PURPOSES AS REQUIRED BY SECTION 4-2.5.C.1 OF LDC.

### SCHOOLS & OTHER DEDICATIONS

NO SCHOOL SITES ARE PROJECTED TO BE LOCATED WITHIN THIS SITE. GIVEN THE SHORT-TERM RECREATION AND AGE-RESTRICTED RESIDENTIAL USE WITHIN THE PLANNING AREAS A WAIVER FOR SCHOOL IMPACT FEES HAS BEEN GRANTED BY THE BYERS SCHOOL DISTRICT. CASH-IN-LUE WILL BE PROVIDED AT TIME OF FINAL PLAT FOR PARKS AND OTHER PUBLIC PURPOSES IF LAND DEDICATION REQUIREMENTS ARE NOT FULFILLED.

### FUTURE SUBDIVISION/PLATS

PLANNING AREA BOUNDARIES MAY BE ALTERED BY UP TO A CUMULATIVE 10% WITHOUT REQUIRING A MAJOR AMENDMENT TO THIS GENERAL DEVELOPMENT PLAN.

### PHASING

EXISTING AGRICULTURAL USES SHALL REMAIN UNTIL ISSUANCE OF BUILDING PERMITS IN PLANNING AREAS 1 AND 2. MODIFICATIONS TO THE EXISTING LAND USES MAY BE PHASED.

## GENERAL USE NOTES

### GENERAL USE NOTES:

#### I. DENSITY - LODGING/RESIDENTIAL UNIT TRANSFERS

TRANSFER(S) OF RECREATION UNITS FROM PLANNING AREA TO PLANNING AREA (MAXIMUM OF 15%) IS PERMITTED BY DEVELOPER WITHOUT REQUIRING ADDITIONAL ARAPAHOE COUNTY BOARD OF COMMISSIONERS APPROVAL. ADMINISTRATIVE AMENDMENTS MAY BE REQUIRED. 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 RECREATION UNITS DESIGNATED ON THE GENERAL DEVELOPMENT PLAN WITHIN SAID PLANNING AREA SHALL REMAIN AVAILABLE FOR TRANSFER TO OTHER UNPLATTED PLANNING AREAS AS LONG AS LONG AS THE MAXIMUM RECREATION UNITS OF 1200 IS NOT EXCEEDED.

#### 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 10% WITHOUT A MAJOR AMENDMENT TO THIS 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 UNITS.

#### IV. ALLOCATION OF DENSITY BY OWNER

WITHIN EACH PLANNING AREA, OWNER WILL HAVE THE RIGHT TO ALLOCATE THE ALLOWED CAMPSITES, LODGING UNITS WITHIN A PERMANENT STRUCTURE AND/OR NON RESIDENTIAL SQUARE FOOTAGE TO PARCELS OF LAND THEREIN. SUCH ALLOCATIONS MAY BE SET FORTH IN A DEED, DEED OF TRUST, PLAT OR OTHER DOCUMENT SIGNED BY OWNER AND RECORDED IN THE REAL PROPERTY RECORDS OF ARAPAHOE COUNTY, COLORADO. ONCE SO ALLOCATED, SUCH DENSITIES MAY BE REALLOCATED BY OWNER (IN THE SAME MANNER AS SET FORTH IN THE PREVIOUS SENTENCE) ONLY WITH THE CONSENT OF THE OWNER OF THE LAND TO WHICH THE DENSITIES HAVE BEEN ALLOCATED, OR, IN THE CASE OF AN ALLOCATION SET FORTH IN AN UNRELEASED DEED OF TRUST SIGNED BY OWNER, THE CONSENT OF THE BENEFICIARY OF SUCH DEED OF TRUST. OWNER MAY, FROM TIME TO TIME, ASSIGN THE RIGHT TO ALLOCATE THE DENSITIES WITHIN ANY PLANNING AREA TO ANY OWNER OF LAND WITHIN THE PROPERTY, OR TO A LENDER, BY A WRITTEN ASSIGNMENT SIGNED BY OWNER AND RECORDED IN THE REAL PROPERTY RECORDS OF ARAPAHOE COUNTY, COLORADO. THE ASSIGNEE WILL HAVE ALL OF THE RIGHTS OF OWNER UNDER THIS SECTION WITH RESPECT TO SUCH PLANNING AREA. WHEN ANY ALLOCATIONS OR ASSIGNMENTS ARE MADE BY OWNER IT WILL PROVIDE THE COUNTY WITH A TABLE, SIGNED BY OWNER, ESTABLISHING THE THEN STATUS OF ALL SUCH ALLOCATIONS AND ASSIGNMENTS WITHIN THE PARTICULAR PLANNING AREA AND, UPON REQUEST OF THE COUNTY, WILL PROVIDE THE COUNTY WITH COPIES OF THE RECORDED DOCUMENTS, WHICH ESTABLISH SAME.

#### 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 AND COLORADO DEPARTMENT OF TRANSPORTATION.
- DRAINAGE IS PRELIMINARY AND SUBJECT TO FINAL APPROVAL BY PUBLIC WORKS WITH FINAL PLAT AND ADMINISTRATIVE SITE PLAN.
- PARKS, AMENITY / RECREATION AREAS, 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 STRUCTURES SHALL BE PLACED WITHIN 250 FT OF ANY PLUGGED AND ABANDONED OIL AND GAS WELL. SETBACK AS APPLICABLE 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 ON THE LAND USE SCHEDULE LOCATED ON SHEET Z.03. SIMILAR USES MAY BE APPROVED BY THE DIRECTOR WHEN COMPATIBLE WITH SURROUNDING USES AND STRUCTURES.

#### V. TRAFFIC

A TRAFFIC STUDY IS PROVIDED TO MEET ARAPAHOE COUNTY GUIDELINES. A TRIP BUDGET IS DEFINED AND ESTABLISHED BY THE TRIP GENERATION WITHIN THE TRAFFIC IMPACT STUDY. TRAFFIC IMPACT STUDY UPDATE WILL BE PROVIDED WITH FINAL SITE PLANS TO TRACK THE TRIPS (DAILY AND/OR PEAK HOUR) AND MONITOR THE AMOUNT OF THE TRIP BUDGET WILL BE UTILIZED AND HOW MANY TRIPS REMAIN AVAILABLE. 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 INFRASTRUCTURE SUCH AS THE ROADWAYS AND THE STORM DRAINAGE SYSTEMS, AND THE PROJECT AS A WHOLE IS BELOW THE APPLICABLE TOTAL TRIP BUDGET FOR MAY FARMS RV RESORT AND SANCTUARY.

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## GENERAL DEVELOPMENT PLAN (GDP) MAY FARMS RESORT AND SANCTUARY ARAPAHOE COUNTY, CO

PROJECT NO : 25001163  
DATE : 12/02/2025  
DRAWN: RPG  
REVIEWED: MS

### REVISIONS

## PROJECT NARRATIVE AND NOTES

# Z.01

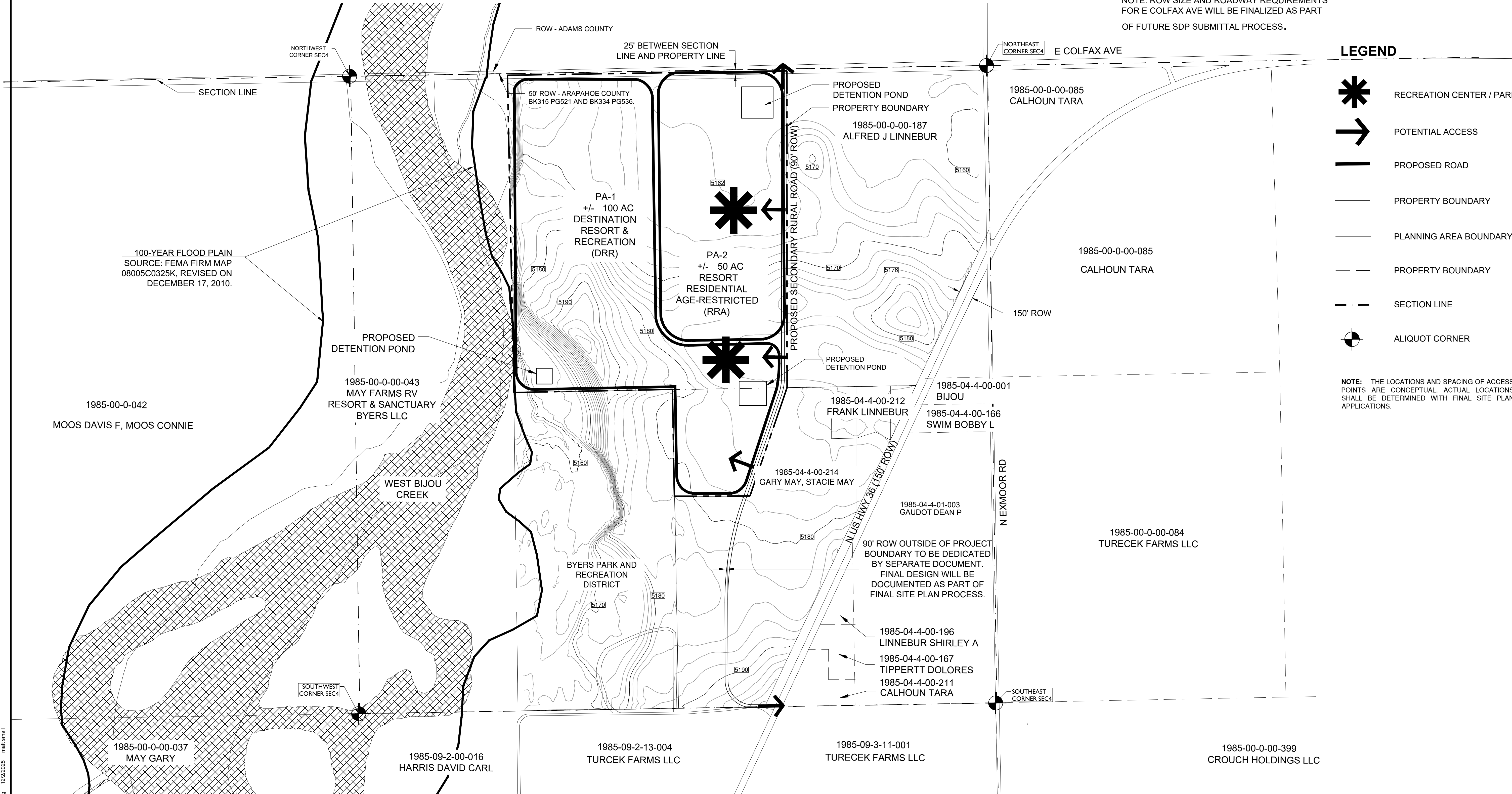
02 OF 05

01\_ORIGINAL ISSUE

# MAY FARMS RV RESORT AND SANCTUARY - GENERAL DEVELOPMENT PLAN

THE PARCELS LOCATED IN SECTION 4, TOWNSHIP 4 SOUTH, RANGE 61  
WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

NOTE: ROW SIZE AND ROADWAY REQUIREMENTS  
FOR E COLFAX AVE WILL BE FINALIZED AS PART  
OF FUTURE SDP SUBMITTAL PROCESS.



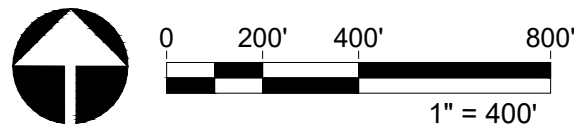
## LEGEND

- RECREATION CENTER / PARK
- POTENTIAL ACCESS
- PROPOSED ROAD
- PROPERTY BOUNDARY
- PLANNING AREA BOUNDARY
- PROPERTY BOUNDARY
- SECTION LINE
- ALIQUOT CORNER

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

## LAND USE CHART BY PLANNING AREA

PLANNING AREA	LAND USE	GROSS ACRES	% OF TOTAL	MAX RESIDENTIAL AREA	MIN. DU/AC	MAX. DU/AC	MAX ALLOWED UNITS	MAX ALLOWED COMMERCIAL
1	DESTINATION RESORT & RECREATION (DDR)	100 AC.	67%	N/A	6	10	800	80,000 SF
2	RESORT RESIDENTIAL AGE-RESTRICTED (RRA)	50 AC.	33%	50 AC (100%)	8.1	12	400	40,000 SF
GROSS TOTAL		150 AC.	100%				1200 MAX. DU	



## GENERAL DEVELOPMENT PLAN (GDP) MAY FARMS RESORT AND SANCTUARY ARAPAHOE COUNTY, CO

PROJECT NO: 2500163  
DATE: 12/02/2025  
DRAWN: RPG  
REVIEWED: MS

REVISIONS

LAND USE  
MAP

Z.02

# MAY FARMS RV RESORT AND SANCTUARY- GENERAL DEVELOPMENT PLAN

THE PARCELS LOCATED IN SECTION 4, TOWNSHIP 4 SOUTH, RANGE 61  
WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

### DESTINATION RESORT & RECREATION (DRR) LAND USE

THE DESTINATION RESORT & RECREATION (DRR) LAND USE IS INTENDED FOR COMMERCIALLY OPERATED SHORT-TERM OUTDOOR HOSPITALITY DEVELOPMENTS THAT PROVIDE A MIX OF LODGING, RECREATION, AND VISITOR-SERVING AMENITIES. THIS INCLUDES RV RESORTS, GLAMPING ACCOMMODATIONS, ECO-LODGES, AND OTHER SHORT-TERM STAY OPTIONS DESIGNED TO OFFER AN INTEGRATED HOSPITALITY EXPERIENCE. DRR DEVELOPMENTS MAY FEATURE SUPPORTING COMMERCIAL USES SUCH AS RESTAURANTS, RETAIL SHOPS, ENTERTAINMENT VENUES, EVENT SPACES, AND RESORT-STYLE AMENITIES THAT ENHANCE THE GUEST EXPERIENCE AND CONTRIBUTE TO THE COUNTY'S TOURISM ECONOMY.

ACCESSORY USES WILL INCLUDE TEMPORARY MOBILE RV REPAIR SERVICES PROVIDED THEY ARE DESIGNED TO MINIMIZE IMPACTS ON THE SURROUNDING PROPERTIES. NO ACCESSORY DWELLING UNITS ARE PERMITTED.

### RESORT RESIDENTIAL AGE-RESTRICTED (RRA)

THE RESORT RESIDENTIAL AGE-RESTRICTED (RRAR) LAND USE IS INTENDED FOR MASTER-PLANNED, AGE-RESTRICTED (55+) RESIDENTIAL COMMUNITIES THAT PROVIDE A MIX OF MEDIUM-DENSITY HOUSING, RECREATION, AND LIFESTYLE AMENITIES TAILORED TO ACTIVE ADULT RESIDENTS. THIS INCLUDES SINGLE-FAMILY DETACHED HOMES, COTTAGES, AND CLUSTERED HOUSING OPTIONS DESIGNED TO CREATE A COHESIVE, LOW-MAINTENANCE, RESORT-STYLE LIVING ENVIRONMENT. RRA DEVELOPMENTS MAY INCLUDE COMMUNITY AMENITIES SUCH AS CLUBHOUSES, FITNESS AND WELLNESS CENTERS, POOLS, WALKING TRAILS, SPORT COURTS, AND SOCIAL GATHERING AREAS THAT PROMOTE ACTIVE LIVING AND COMMUNITY INTERACTION. SUPPORTING NEIGHBORHOOD SERVICES MAY BE INCORPORATED WHERE APPROPRIATE TO SERVE RESIDENTS AND ENHANCE THE OVERALL QUALITY OF LIFE.

ACCESSORY SEASONAL RV PARKING ON INDIVIDUAL LOTS AND TEMPORARY MOBILE RV REPAIR SERVICES ARE ALLOWED PROVIDED SUCH USES ARE DESIGNED TO MINIMIZE IMPACTS ON SURROUNDING PROPERTIES. NO ACCESSORY DWELLING UNITS ARE PERMITTED.

### DRR DEFINITIONS

#### CAMPGROUND:

AN OUTDOOR AREA PROVIDING CAMPSITES FOR VACATIONERS TO VACATION ON A TEMPORARY BASIS IN TENTS, TENT TRAILERS, TEPEES, OR RECREATIONAL VEHICLES. A CAMPGROUND MAY ALSO INCLUDE AN AREA WITH PARK MODEL OR RENTAL CABINS, BUT ITS PRIMARY FUNCTION IS TO ACCOMMODATE VISITORS PROVIDING THEIR OWN SHELTER. CONTINUOUS OCCUPANCY OF A CAMPGROUND SHALL NOT EXCEED MORE THAN 29 DAYS. CAMPGROUNDS SHALL INCLUDE THE FOLLOWING CATEGORIES ALL AS MORE SPECIFICALLY DEFINED IN THE COLORADO CAMPING STANDARDS DEFINED BELOW: PRIMITIVE, SEMI-PRIMITIVE, SEMI-DEVELOPED AND DEVELOPED.

**CAMPSITE:** ANY SPECIFIC AREA WITHIN ORGANIZED CAMPGROUNDS OR OTHER RECREATION AREAS, WHICH ARE USED FOR OVERNIGHT STAYS BY AN INDIVIDUAL, A SINGLE CAMPING FAMILY, GROUP, OR OTHER SIMILAR ACTIVITY AS FURTHER DEFINED IN THE COLORADO CAMPING STANDARDS.

**ECO-LODGE:** COMMERCIAL LODGING USE DESIGNED TO INTEGRATE ENVIRONMENTALLY SUSTAINABLE PRACTICES WITH GUEST ACCOMMODATIONS IN A NATURAL OR RURAL SETTING. PRIORITIZES RESOURCE CONSERVATION, LOW-IMPACT DEVELOPMENT, AND NATURE-BASED RECREATION, AND MAY INCLUDE A VARIETY OF LODGING TYPES SUCH AS CABINS, GLAMPING UNITS, OR OTHER LOW-IMPACT STRUCTURES. ECO-RESORTS MAY ALSO PROVIDE SUPPORTING AMENITIES SUCH AS DINING, WELLNESS, AND EDUCATIONAL PROGRAMMING WHILE INCORPORATING MEASURES FOR ENERGY EFFICIENCY, WATER CONSERVATION, AND HABITAT PRESERVATION.

**GLAMPING ACCOMMODATION:** SEMI-PERMANENT OR TEMPORARY LODGING UNITS DESIGNED TO PROVIDE AN ELEVATED LEVEL OF COMFORT AND AMENITIES THAN TRADITIONAL CAMPING WHILE MAINTAINING AN OUTDOOR RECREATIONAL SETTING. THESE ACCOMMODATIONS MAY INCLUDE CANVAS TENTS, YURTS, SAFARI TENTS, GEODESIC DOMES, CABINS, OR SIMILAR STRUCTURES. GLAMPING SITES MAY INCLUDE SHARED OR PRIVATE AMENITIES SUCH AS RESTROOMS, DINING AREAS, AND RECREATIONAL FACILITIES. DESIGNED TO SUPPORT SHORT-TERM LODGING WITHIN A NATURAL ENVIRONMENT. ALL OCCUPANCY WILL BE SHORT-TERM. STRUCTURES MAY REQUIRE PERMITS TO MEET APPLICABLE CODES AS ADOPTED BY THE BUILDING DIVISION.

**PARK MODEL RV (PMRV):** A FACTORY BUILT, TRANSPORTABLE UNIT DESIGNED TO RESEMBLE A SMALL HOME OR CABIN, BUILT TO ANSI A119.5 STANDARDS AND AS REQUIRED A117.1-2017 AS AMENDED AND ADOPTED BY THE COUNTY, UNLIKE OTHER TYPES OF RECREATIONAL VEHICLES, IS OFTEN PLACED ON A PERMANENT OR SEMI PERMANENT BASIS FOR EXTENDED PERIODS OF TIME IN THE SAME LOCATION FOR USE AS A RENTAL. PMRV ARE SIMILAR IN APPEARANCE AND FUNCTION TO A MANUFACTURED HOME BUT DO NOT MEET THE REQUIRED LENGTH OF 36 FEET OR MORE IN LENGTH AND AT LEAST 24 FEET WIDE. ALL OCCUPANCY WILL BE SHORT-TERM.

**RECREATIONAL VEHICLE (RV):** A VEHICULAR UNIT BUILT ON A SINGLE CHASSIS, MEASURING 400 SQUARE FEET OR LESS AT ITS LARGEST HORIZONTAL PROJECTION, AND DESIGNED FOR TEMPORARY LIVING QUARTERS FOR RECREATIONAL, CAMPING, TRAVEL, OR SEASONAL USE. AN RV MAY BE SELF-PROPELLED OR TOWABLE AND INCLUDES MOTOR HOMES, TRAVEL TRAILERS, CAMPER TRAILERS, TRUCK CAMPERS, AND PARK MODEL RVs (BUILT TO ANSI A119.5 STANDARDS AND AS REQUIRED A117.1-2017 AS AMENDED AND ADOPTED BY THE COUNTY). ALL OCCUPANCY WILL BE SHORT-TERM.

#### RECREATIONAL VEHICLE PARK:

A COMMERCIALLY OPERATED FACILITY DESIGNED AND INTENDED TO ACCOMMODATE TEMPORARY OCCUPANCY BY RECREATIONAL VEHICLES (RVs), TRAVEL TRAILERS, CAMPER VANS, AND SIMILAR VEHICLES FOR OVERNIGHT OR SHORT-TERM STAYS. AN RV PARK MAY PROVIDE INDIVIDUAL PARKING SPACES WITH UTILITY HOOKUPS, ALONG WITH SHARED AMENITIES SUCH AS RESTROOMS, SHOWER FACILITIES, LAUNDRY, RECREATIONAL AREAS, AND WASTE DISPOSAL SERVICES. THE USE OF RV PARKS IS RESTRICTED TO TEMPORARY LODGING AND DOES NOT PERMIT PERMANENT RESIDENTIAL OCCUPANCY, EXCEPT FOR AN ON-SITE MANAGER OR CARETAKER AS ALLOWED BY LOCAL REGULATIONS.

**RESORT-STYLE AMENITIES:** FACILITIES AND SERVICES INTENDED TO ENHANCE THE GUEST EXPERIENCE BY PROVIDING RECREATIONAL, LEISURE, AND HOSPITALITY-FOCUSED OFFERINGS. THESE AMENITIES ARE DESIGNED TO SUPPORT THE RESORT'S FUNCTION AS A DESTINATION, WITH FEATURES THAT MAY INCLUDE BUT ARE NOT LIMITED TO POOLS, SPAS, FITNESS CENTERS, DINING ESTABLISHMENTS, EVENT SPACES, ENTERTAINMENT VENUES, OUTDOOR RECREATION AREAS, CONCIERGE SERVICES, AND SIMILAR HOSPITALITY-FOCUSED ENHANCEMENTS. THE SPECIFIC AMENITIES PROVIDED MAY VARY BASED ON MARKET DEMAND, OPERATIONAL NEEDS, AND GUEST EXPECTATIONS OVER TIME.

**SHORT-TERM STAY:** THE TEMPORARY OCCPANCY, POSSESSION, OR TENANCY OF A RECREATIONAL-VEHICLE PAD, CABIN, PARK MODEL, OR OTHER TRANSIENT-LODGING UNIT WITHIN A DESTINATION RECREATION RESORT FOR A PERIOD OF NOT MORE THAN THIRTY (30) CONSECUTIVE DAYS BY THE SAME PARTY, WHETHER OR NOT REMUNERATION IS EXCHANGED.

**AGE-RESTRICTED:** A RESORT RESIDENTIAL AGE-RESTRICTED (RRA) COMMUNITY THAT IS INTENDED AND OPERATED FOR OCCUPANCY BY PERSONS FIFTY-FIVE (55) YEARS OF AGE OR OLDER AND THAT QUALIFIES FOR THE 'HOUSING FOR OLDER PERSONS' EXEMPTION IN 807(b) OF THE FEDERAL FAIR HOUSING ACT, AS AMENDED BY THE HOUSING FOR OLDER PERSONS ACT (HOPA). NOT LESS THAN 80% OF THE OCCUPIED SITES IDENTIFIED AS RRA SHALL BE OCCUPIED BY AT LEAST (1) ONE PERSON WHO IS 55 YEARS OF AGE OR OLDER. OPERATOR SHALL PUBLISH AND FOLLOW AGE-RESTRICTED POLICIES AND PERFORM AN AGE-VERIFICATION PROGRAM FOR GUESTS AT LEAST EVERY TWO YEARS.

LAND USE SCHEDULE			
Planning Areas		1	2
Land Use		Destination Resort & Recreation (DRR)	Resort Residential Age-Restricted (RRA)
Household Living	Single Family Detached Dwelling	P (1)	P
	Two Family Dwellings (Duplex)	P (1)	P
	Manufactured Home	P (1)	P
	Mobile Home	P (1)	
	Pets	P	P
	Backyard Bees and Chickens	P	P
	Household Occupations		P
	Art, cultural, educational, or other similar exhibits and displays	P	P
	Circus, Fair or Carnival, Temporary	P	
	Community Event and Conference Center	P	
	Farm Museum	P	
	Farm and gardening classing	P	
	Outdoor Entertainment and outdoor assembly events including but not limited to festivals and concerts	P	
	Quasi-public use	SR	SR
	Office incidental to the operation of permitted use	P	P
	Community Garden	P	P
	Animal Assisted Therapy Activities	SE	
	Animal Day Care Facility	SE	
	Kennel	SE	
	Farm or Ranch Animal Center	P	
	Flower Farm	P	
	Greenhouses, Retail	P	
	Greehouses, non-commercial, exceeding accessory structure limits	P	P (3)
	Hunting Club	SR	
	Roadside Sales Stands	P	
	Seasonal Farming or Ranching Events	P	
	Stable, Riding Academy - Public or Commercial	P	
	Riding	P	
	Stable - Private Riding	P	
Automotive and Parking	Parking lot or structure, accessory	P	
	Parking lot, accessory to park or public facility	P	P
	Parking, Temporary	P	P
	Vehicle Repair, Minor (Temporary)	P (2)	P (2)
Recreation	Agri-tainment	P	
	Amusement Park	P	
	Campgrounds	P	
	Go-cart and Skateboard tracks	P	
	Miniature golf and "par 3" course	P	
	Health Club	P	P
	Nature area, picnic areas, and trails	P	P
	Play courts / Playground equipment	P	P
	Recreation - Indoors	P	P
	Recreation - Outdoor, including recreational clubs and camps	P	
	Recreational Vehicle Park	P	
	Trails and paths open to the general public	P	P
Manufacturing, Warehousing, Industrial and Utilities	Manufacturing, Light - Commerical bakery, creamery, bottling plant	SR	
	Processing, packaging, and selling of an agricultural Commodity, no on-site manufacturing of refined product	SR	
Restaurants, Bars and Hospitality	Bar/Tavern	P	P(4)
	Bed and Breakfast	SE	
	Eco-Lodge	P	
	Glamping	P	
	Guest Ranch	SE	
	Hotel/Motel	P	
	Microbrewery	P	
	Restaurant - without drive through	P	P
	Restaurant - with drive through	SR	
	Convenience Store with or without gas pumps	P	
	Farmer's Market (Year Round)	SE	
	Farmer's Market (Seasonal)	P	P
	Retail	P	

Retail and Commerical Services	Retail, Service	P	
	Seasonal sales or events including, but not limited to pumpkin sales lots, corn mazes, hayrides haunted houses, and other similar events or uses	P	
	Tent/sidewalk sales	P	
Telecommunications and Towers	Commercial Mobile Radio Facilities (CMRS), Attached (Structure, roof, or building-mounted)	P	P
	Commercial Moblie Radio Facilities (CMRS), Freestanding Concealed	P	P
	Small Wind Energy Conversion System	P	P
	Residence required for caretaker or night watchman employed by the premises	P	P
	Temporary residential sales office (Model Homes)	P	P

(1) Limited to no more than 5% of total units to support employee housing.  
(2) Intended for on-site mobile RV/repair, via service providers that arrive with all required equipment and leave property after service is complete.  
(3) Intended for small accessory structure associated with community programming adjacent to primary clubhouse or community building. To be constructed after primary building has received Certificate of Occupancy.  
(4) Intended to be associated with onsite restaurant and/or food sales.

**RVi**

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## GENERAL DEVELOPMENT PLAN (GDP) MAY FARMS RESORT AND SANCTUARY ARAPAHOE COUNTY, CO

PROJECT NO : 2500163  
DATE : 12/02/2025  
DRAWN: RPG  
REVIEWED: MS

#### REVISIONS


PERMITTED  
USES

Z.03

# MAY FARMS RV RESORT AND SANCTUARY- GENERAL DEVELOPMENT PLAN

THE PARCELS LOCATED IN SECTION 4, TOWNSHIP 4 SOUTH, RANGE 61  
WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

PLANNING AREA	1	2
AREA (ACRES)	100	50
ALLOWABLE LAND USES	DESTINATION RESORT & RECREATION (DRR)	RESORT RESIDENTIAL AGE-RESTRICTED (RRA)
Permitted Density (Minimum/Maximum Number of Units per Acre)	6 - 10	8.1 - 12
Maximum Units	800	400
Minnimum Lot Size (square feet)	2000	2400
Minimum Lot width	30	40
Maximum Lot Coverage (e)	80%	80%
Minimum Commercial Lot Floor Area Ratio (FAR)	.05	.05
PRIMARY USES		
Maximum Height (3)	35' (1)	40' (2)
Minimum Setback of All Structures from Rural Arterial (f)	50'	50'
Minimum Setback of All Structures from Secondary Rural Road (f)	20'	20'
Miniumum Front Yard Setback for Principal Structure	15'	10'
Miniumum Side Yard Setback	5'	5'
Minimum Rear Yard Setback	5'	5'
Minimum RV Setback (From Other Unit or Structure)	10'	NA
Minimum Dwelling size (square feet)	NA	NA
Maximum Dwelling size (square feet)	NA	NA
ACCESORY USE		
Maximum Height	25' (1)	35' (2)
Minimum front setback	20'	20'
Minimum side setback (2)	5'	5'

## DEVELOPMENTAL STANDARDS TABLE NOTES:

- PA-1: ACCESSORY USES FOR ENTERTAINMENT AND RECREATION WITHIN PA-1 SHALL BE SUBJECT TO THE FOLLOWING HEIGHT LIMITS: A MAXIMUM HEIGHT OF TWENTY (20) FEET WHEN LOCATED ADJACENT TO RECREATIONAL VEHICLE, GLAMPING, OR PARK MODEL UNITS; A MAXIMUM HEIGHT OF NINETY (90) FEET FOR BUILDINGS WITHIN THE CENTRALIZED AMENITY ZONE; AND FOR NON-HABITABLE ACCESSORY STRUCTURES ASSOCIATED WITH ENTERTAINMENT AND RECREATION USES, INCLUDING BUT NOT LIMITED TO WATER SLIDES, CLIMBING TOWERS, AND FLAGPOLES, A MAXIMUM HEIGHT OF ONE HUNDRED (100) FEET WITHIN THE CENTRALIZED AMENITY ZONE.
- PA-2: ACCESSORY BUILDINGS WITHIN PA-2 SHALL NOT EXCEED THE HEIGHT OF PRIMARY STRUCTURES. THE AMENITIES CENTER AND ASSOCIATED ENTERTAINMENT AND RECREATION USES WITHIN THE CENTRALIZED AMENITY ZONE OF PA-2 SHALL NOT EXCEED FIFTY (50) FEET IN HEIGHT, AND NON-HABITABLE ACCESSORY STRUCTURES SUCH AS WATER SLIDES, CLIMBING TOWERS, AND FLAGPOLES SHALL ALSO BE LIMITED TO A MAXIMUM HEIGHT OF FIFTY (50) FEET.

## GENERAL NOTES:

- PARKING WILL MEET REQUIREMENTS OF ARAPAHOE COUNTY LAND DEVELOPMENT CODE. THE PLANNING DIVISION MANAGER MAY APPROVE REDUCED PARKING UP TO 10% AT THE TIME OF ASP AND FINAL PLAT.
- 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 ARE NOT PERMITTED TO FACE THE PUBLIC COLLECTOR RIGHTS OF WAY.
- LOT COVERAGE** INCLUDES ALL PRINCIPAL AND ACCESSORY STRUCTURES, IMPERVIOUS DRIVEWAYS, OR IMPERVIOUS PARKING AREAS AND OTHER IMPROVEMENTS THAT ARE NOT CONSIDERED TO BE LANDSCAPING AMENITIES. UNCOVERED PATIOS AND DECKS LESS THAN THIRTY INCHES IN HEIGHT MEASURED AT GRADE, PONDS, POOLS, AND SIDEWALKS OR SIMILAR ARE NOT INCLUDED IN THE CALCULATION OF THE MAXIMUM LOT COVERAGE. IF NO LOT IS CREATED, LOT COVERAGE SHALL APPLY TO EACH DEFINED PD PLANNING AREA.
- ALL SETBACKS ARE MEASURED TO RIGHT-OF-WAY/PROPERTY LINE AND ARE EXCLUSIVE OF UTILITY EASEMENTS.
- ACCESSORY USE ON A SIDE CORNER LOT MUST MEET THE FRONT YARD SETBACK FOR THE PROPERTY LINE ADJACENT TO A STREET OR ACCESS DRIVE.
- BUILDING HEIGHT EXCLUDES PARAPETS AND OTHER ARCHITECTURAL TREATMENTS THAT SCREEN ROOFTOP MECHANICAL EQUIPMENT FROM VIEW.

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## GENERAL DEVELOPMENT PLAN (GDP) MAY FARMS RESORT AND SANCTUARY ARAPAHOE COUNTY, CO

PROJECT NO : 2500163  
DATE : 12/02/2025  
DRAWN: RPG  
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REVISIONS

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DEVELOPMENT  
STANDARDS

**Z.04**

05 OF 05