

**ARAPAHOE COUNTY PLANNING COMMISSION
PUBLIC HEARING
December 17, 2024
6:30 P.M.**

SUBJECT: GDP23-003 EASTGATE GENERAL DEVELOPMENT PLAN

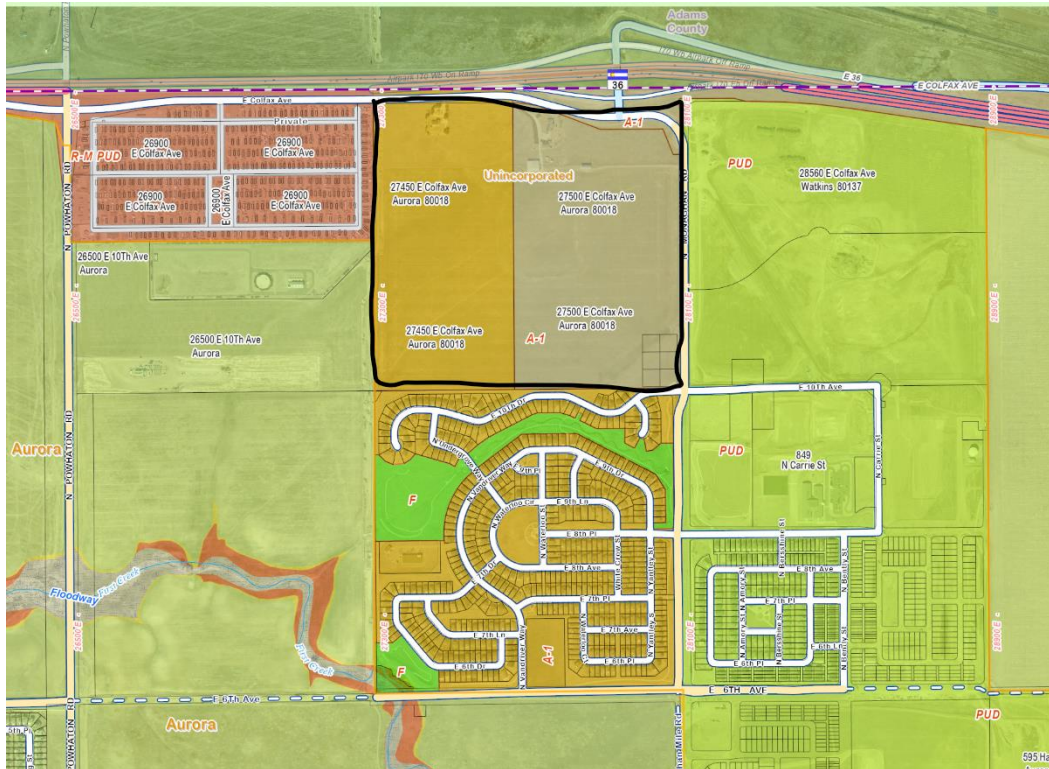
KAT HAMMER, SENIOR PLANNER

PURPOSE AND REQUEST

The property owner, Property 292, LLC (John Wakeman and Sharon Dowhan) in conjunction with Plan West Inc., is requesting approval of a General Development Plan (GDP), known as Eastgate, located at the southwest corner of Interstate 70 and N. Monaghan Road, at 27500 and 27450 E. Colfax Avenue. The GDP proposes zoning for approximately 405,000 square-feet of commercial, retail, and light industrial property and approximately 1,000 single-family attached and multi-family residential uses. As the name implies, the GDP establishes broad zoning parameters like allowed uses, maximum and minimum limits for dimensional controls like building height and setbacks, allowed density, and possible design guidelines or standards. If this GDP is approved, the Planning Commission must approve a subsequent Specific Development Plan (SDP), Preliminary Plat, and a detailed Administrative Site Plan (ASP), and Final Plat must be reviewed and approved before construction can proceed. See the attached GDP plan exhibit.

BACKGROUND

The approximately 144-acre site is located at the southwest corner of Interstate 70 and N. Monaghan Road.



Location & Zoning (site outlined in black)

ADJACENT SUBDIVISIONS, ZONING, AND LAND USE:

	Zoning	Land Use	Subdivision
North	N/A	Interstate 70	N/A
East	Sky Ranch PUD	Agricultural	N/A
South	Sky Ranch PUD	Single-Family Residential	Sky Ranch Filing No. 1
West	R-M PUD and City of Aurora	Mobile Home Park, Aurora pumping station and vacant land	Aetna Estates, Aurora Pumping Station No. 3 Sub 1 st Filing and unplatted.

The western parcel is approximately 69 acres and is currently zoned Mixed-Use, MU, (case number Z79-024), which permits one single-family dwelling unit on five acres and agricultural uses on the remaining acreage. The eastern parcel is approximately 75 acres and is zoned Agricultural, A-1. County staff is concurrently reviewing the associated Special District application (Case No. SD24-002), and 1041 (Regulations Governing Areas and Activities of State Interest) application for extension of domestic water and sewage treatment systems (Case No. ASI24-001). Approval of this application will be contingent upon approval of SD24-002 and ASI24-001.

NEIGHBORHOOD OUTREACH AND PUBLIC COMMENT

The applicant held a neighborhood meeting on Wednesday, April 13, 2023, at 6:00 P.M. at the Cross Creek Clubhouse in Aurora, CO. The applicant presented the proposal to six attendees. The attendees asked questions regarding traffic flow/improvements and retail uses. Attachment 3 provides a summary of the neighborhood meeting. Staff has not received any comments from the public regarding this application.

ANALYSIS OF THE GENERAL DEVELOPMENT PLAN APPLICATION

Staff review of this application included a comparison of the proposal to: 1) applicable policies and goals outlined in the Comprehensive Plan; 2) review of pertinent Land Development Code regulations; and 3) analysis of referral comments.

1. The Comprehensive Plan

The Comprehensive Plan designates this area as Employment and within the Urban Area.

Primary allowable land uses in the Employment Center category include research and development offices, general offices, warehousing and light industrial uses, and major educational facilities. Allowable secondary uses in the Employment Center category include uses that complement the primary uses, such as restaurants, hotels, convenience shopping, childcare, and residential uses if part of an overall Planned Unit Development. The proposed development associated with this Special District application includes 405,000 square-feet of commercial, retail, and light industrial uses and approximately 1,000 single-family attached and multi-family residential units, within a Planned Unit Development.

The Urban Area is predominantly within or adjacent to areas of existing urban-level development in the western portion of the County. This is the place of the most intense urban activity and where annexations will likely occur. The undeveloped portion of the Urban Area is a priority growth area consistent with the Denver Regional Council of Governments (DRCOG) Metro Vision outcome to create an Efficient and Predictable Development Pattern.

Land within the Urban Area is already zoned for urban development; however, some vacant land remains and some rezonings should be anticipated. In the Urban Area, new urban residential development, mixed with accompanying commercial and services uses, will be directed to areas contiguous to existing development. New development in these areas will be well-designed and offer multi-modal connections to surrounding areas to increase mobility and create walkable neighborhoods.

This proposal aligns with the following policies and goals of the Comprehensive Plan.

GOAL PSF 1 Ensure an Adequate Water Supply in Terms of Quantity and Quality for Existing and Future Development

The existing two farmhouses receive water from a water well and septic tank treatment of wastewater. The development is proposed to receive water and wastewater from the City of Aurora as described in the associated application for extension of domestic water and sewage treatment systems application, Case No. ASI24-001. The Contingent Willingness to Serve letter (attachment 6) indicates a Water and Sewer Service Agreement between Property 292, LLC is being negotiated between City staff and Property 292, LLC, and must be approved by the Aurora City Council. The Contingent Willingness to Serve letter indicates all water and wastewater infrastructure necessary to serve the development shall be built to the standards and requirements of the City of Aurora and will be conveyed to the City upon completion and acceptance. The Contingent Willingness to Serve letter also indicates limitations of master-planned water use for this area. The agreement is expected to be presented to Aurora City Council in January for consideration. Staff has included a condition of approval requiring proof of approval from the Aurora City Council be sent to the County from City staff.

Policy PFS 4.3 Require Adequate Wastewater Treatment

As mentioned above, the City of Aurora is expected to serve the development and ensure adequate wastewater treatment.

Policy PFS 2.1 Require Adequate Water Availability for Proposed Development

The City of Aurora provided a letter indicating a preliminary willingness by Aurora Water to provide water and sanitary sewer for the proposed development. The Contingent Willingness to Serve letter indicates service is contingent upon the conveyance of the unadjudicated groundwater rights that underlie the property from the property owner to the City and property rights (easements and/or dedications) to allow for efficient operation/expansion of Aurora's water and sanitary sewer systems.

GOAL PFS 7 Ensure Existing and New Developments have Adequate Police and Fire Protection

The Arapahoe County Sheriff had no comments on this application. Sable Altura Fire District provided a referral response indicating the district fully commits and expects to continue to serve this area and development for the long term.

2. Land Development Code Review

Section 5-3.3.F of the Land Development Code allows a GDP to be approved if the proposal meets all of the following criteria:

- a. *It generally conforms to the Arapahoe County Comprehensive Plan; and*

The proposed GDP is consistent with Comprehensive Plan goals and policies, as stated in the previous section of this report.

- b. *It complies with the standards for conventional rezoning pursuant to Section 5-3.2.B;*

5-3.2.B.1 Recognize the limitations of existing and planned infrastructure, by thoroughly examining the availability and capability of water, sewer, drainage, and transportation systems to serve present and future land uses.

The development is proposed to be served by Aurora Water for water and wastewater. Colorado Department of Transportation had several initial comments regarding the proposal but provided a letter and email indicating all comments have been addressed, see attachment 5. Per CDOT requirements, the applicant will be required to submit a Transportation Demand Management Plan for review and approval with the Specific Development Plan. The development will create traffic at the I-70 and Monaghan/Airpark Rds. interchange and will be required to pay its pro-rata share of necessary interchange improvements determined through the 1601 process, and a condition of approval has been added to memorialize this.

5-3.2.B.2 Assure compatibility between the proposed development, surrounding land uses, and the natural environment.

The proposed development is compatible with the surrounding land uses, residential to the west and south of the property and the east is currently agricultural and is included in the Sky Ranch General Development Plan and within the Urban Area and is expected to develop as the need for development occurs. The site plan provides requirements for open space dedication and locations and takes into consideration existing drainageways and floodplains, providing access without disturbing flows. Proposed land uses are intended to be complementary to surrounding properties, and assets to the region. Density is intended to transition from lower intensities near the south and west boundaries to higher intensities at the proposed intersection of E. 12th Ave. and E. Colfax Ave. Retail land uses are proposed along Monaghan Rd., and light industrial land uses are oriented near I-70.

5-3.2.B.3 Allow for the efficient and adequate provision of public services. Applicable public services include, but are not limited to, police, fire, school, parks, and libraries.

As mentioned in the previous section of this report, provision for police and fire can be provided. Aurora Public Schools provided staff with an email stating the school district has capacity to serve the proposed 1,000 residential units. Aurora Public Schools provided a referral response indicating cash-in-lieu of land dedication will be requested at the time of subdivision. The school district is requesting the value of the cash-in-lieu be based on the Appraisal Method of determining fair market value outlined in the Arapahoe County Land Development Code (LDC). The site layout provides requirements for open space dedication and locations and additional open space requirements may be met through cash-in-lieu of land dedication. Arapahoe County Library District did not provide any comment during the referral period.

5-3.2.B.4 Enhance convenience for the present and future residents of Arapahoe County by ensuring that appropriate supporting activities, such as employment, housing, leisure-time, and retail centers are in close proximity to one another.

The proposed development includes a diversity of land uses, such as employment, housing, leisure time, and retail centers in close proximity to one another. The proposed plan includes opportunities for growth, job creation, and providing diverse housing options that would support those jobs.

5-3.2.B.5 Ensure that public health and safety is adequately protected against natural and man-made hazards which include, but are not limited to, traffic noise, water pollution, airport hazards, and flooding.

Public health and safety are adequately protected from traffic noise, water pollution, and flooding. County staff agrees with the applicant's traffic study, which concluded that the nearby road networks could accommodate the existing traffic. Arapahoe County Road and Bridge did not have any concerns with the proposal and, following its review of the GDP, CDOT indicated its concerns had been addressed and had no further comments. Per CDOT requirements, the applicant will be required to submit a Transportation Demand Management Plan for review and approval with the Specific Development Plan. The development will create traffic at the I-70 and Monaghan/Airpark Rds. interchange and will be required to pay its pro-rata share of necessary I-70 interchange improvements determined through the 1601 process, and a condition of approval has been added to memorialize this.

The applicant acknowledges the floodplain, and the site layout provides access without disturbing flows. Arapahoe County Public Health Department did not provide any comments. Denver International Airport indicated the property is located within the 55 DNL (Day-Night Average Sound Level) and subject to overflights but did not have an objection to the proposed development.

5-3.2.B.6 Provide for accessibility within the proposed development, and between the development and existing adjacent uses. Adequate on-site interior traffic circulation,

public transit, pedestrian avenues, parking, and thoroughfare connections are all factors to be examined when determining the accessibility of a site.

The GDP illustrates the location of the internal circulation and points of access. Access to the development will be from Colfax Avenue and Monaghan Road. A new west-east collector street (12th Avenue) will run across the property, providing internal connectivity. Per CDOT requirements, the applicant will be required to submit a Transportation Demand Management Plan for review and approval with the Specific Development Plan, and sidewalk and pedestrian circulation will be reviewed at this time as well. The development will create traffic at the I-70 and Monaghan/Airpark Rds. interchange and will be required to pay its pro-rata share of necessary I-70 interchange improvements determined through the 1601 process, and a condition of approval has been added to memorialize this.

5-3.2.B.7 Minimize disruption to existing physiographic features, including vegetation, streams, lakes, soil types, and other relevant topographical elements.

The site plan takes in consideration existing drainage ways and floodplains and provides access without disturbing flows. Colorado Geological Survey did not provide any comments; additional requests for referral comments will be sent with the SDP and ASP, if this application is approved.

5-3.2.B.8 Ensure that the amenities provided adequately enhance the quality of life in the area, by creating a comfortable and aesthetically enjoyable environment through conventions such as, the preservation of mountain views, the creation of landscaped open areas, and the establishment of recreational activities.

The GDP provides areas and locations for open space and recreational activities. The specifics of the dedicated open spaces and landscaping will be reviewed at the time of SDP if this application is approved.

5-3.2.B.9 Enhance the useable open spaces in Arapahoe County and provide sufficient unobstructed open space and recreational area to accommodate a project's residents and employees.

See response above.

5-3.2.B.10 Ensure the application complies with the requirements of this Resolution and the Arapahoe County Comprehensive Plan.

The proposed General Development Plan generally complies with the Land Development Code and the Arapahoe County Comprehensive Plan.

- c. It represents an improvement in quality over the strict application of the otherwise applicable zone district or development standards in this LDC, including but not limited to open space and access; environmental protection; vegetative preservation; efficiency in transportation systems and connectivity; alternative transportation options; improvements in utilities and services; or innovative housing or employment centers; and*

The proposed PUD creates the opportunity for a ‘village-type’ neighborhood, with a mix of uses that are not currently supported by the existing zone district. The neighborhood would create opportunities for diverse housing types located in convenient proximity to retail development. Parks, open space, and infrastructure can be designed thoughtfully and efficiently across the PUD.

- d. *It is consistent with the purpose of the Planned Unit Development District as stated in Section 5-3.3.A of this LDC; and*

The proposal is consistent with the purpose of a PUD and appears to generally satisfy the Arapahoe County Zoning Regulations and procedures as stated in Section 5-3 of the LDC. The proposed PUD would allow more specific development standards and prevent monotonous urban landscapes by allowing a mix of housing types and retail services in a cohesive plan. The GDP may allow for development standards that create alternative and new, high-quality residential neighborhoods to support a commercial corridor.

- e. *Any modifications to the standards and requirements of this LDC are warranted by the layout and design of the site, amenities incorporated into the development plan, or by the need to protect or avoid unique site features; and*

Any modifications to the standards shall be for the intent of supporting the layout of the site, increasing amenities, or protecting unique site features. There are no modifications to the LDC standards indicated at this time. The applicant will be required to comply with landscaping, lighting, signage and other designs standards of the LDC unless modifications are outlined and approved in the subsequent SDP application.

- f. *The proposed plan meets the applicable standards of the LDC, unless varied by the PUD.*

The proposal meets the applicable standards of the LDC, unless specified in the general notes and design. Further review of the proposal and applicable standards of the LDC will be reviewed at the time of SDP and ASP if this application is approved.

In addition to the above criteria, a GDP must also meet the following criteria:

- a. *The proposed land uses, development densities/intensities, and building heights will not create significant adverse impacts on surrounding properties; and,*

Proposed land uses are intended to be complementary to surrounding properties, and assets to the region. Density is intended to transition from lower intensities near the south and west boundaries to higher intensities at the proposed intersection of E. 12th Ave. and E. Colfax Ave. Retail land uses are proposed along Monaghan Rd., and light industrial land uses are oriented near I-70.

- b. *It demonstrates an efficient use of land that facilitates a more economical arrangement of buildings, vehicular and pedestrian circulation systems, and utilities; and,*

This proposed GDP demonstrates a strategic circulation system by connecting E. 12th Avenue from the adjacent JAMASO site to Monaghan Rd., and bringing E. Colfax Avenue

into 12th Ave. This framework creates a retail corridor along Monaghan Rd to serve the neighborhood and the region. A variety of housing types create a transition from the existing adjacent residential properties towards these retail uses. The PUD allows for shared parks and green space and potential trail connections between planning areas.

- c. *It provides efficient street and trail connectivity to existing adjacent development that generally conforms with the Comprehensive Plan; and*

The extension of E. 12th Avenue through the property creates a much-needed regional connection across First Creek. Neighbors in the Sky Ranch development will be able to travel west without needing to get on the interstate. The widening of Monaghan Rd and partial contribution to the interchange improvements will create a more efficient regional connection. Trails are anticipated to be included throughout the development as the site plan progresses. There is an existing trail to the south of the site in Sky Ranch Filing 1, analysis of connection to this existing trail will occur during the SDP application.

- d. *It provides or expands access to existing open space and preserves and protects natural features; and*

This GDP provides requirements for open space dedications and locations. It also acknowledges the existing floodplain and the drainage located at the intersection of Monaghan Rd. and 10th Ave.

- e. *It includes efficient general layouts for major water, sewer, and storm drainage areas.*

Planning Areas 4 and 5 take into consideration existing drainageways and floodplains, providing access without disturbing flows.

3. Referral Comments

Comments received during the referral process are summarized in the chart attached to this report. Any late responses will be conveyed verbally at the public hearing. Staff is recommending a condition of approval indicating approval from Aurora Water's willingness to serve the site for water and wastewater treatment.

STAFF FINDINGS

Staff has reviewed the plans, supporting documentation, and referral comments in response to this application. Based upon a review of applicable policies and goals in the Comprehensive Plan, review of the development regulations, and analysis of referral comments, our findings include:

1. Staff finds that the proposed GDP23-003, Eastgate General Development Plan, generally conforms to the Arapahoe County Comprehensive Plan.
2. The proposed GDP23-003, Eastgate General Development Plan, meets the Arapahoe County Zoning Regulations and procedures, including Section 5-3.3, Planned Unit Development.

STAFF RECOMMENDATION

Considering the findings and other information provided herein, Staff recommends approval of Case No. GDP23-003, Eastgate General Development Plan, subject to the following conditions of approval:

1. Prior to signature of the final copy of these plans, the applicant must address Public Works and Development Staff comments and concerns.
2. Prior to the signature of the final copy of these plans, the applicant must provide proof that Aurora Water can adequately serve the site with water and wastewater treatment.
3. The applicant must submit a Transportation Demand Management Plan for review and approval with the Specific Development Plan.
4. The applicant agrees to contribute a pro-rata share of the cost of necessary improvements to the I-70 and Monaghan/Airpark Rds. interchange as are determined through the 1601 Process.
5. Approval of this GDP is contingent upon approval of the associated Special District application, SD24-002, and 1041 (Regulations Governing Areas and Activities of State Interest) application for extension of domestic water and sewage treatment systems, ASI24-001.

ALTERNATIVES

The Planning Commission has alternatives that include the following:

1. Recommend approval of the General Development Plan.
2. Continue to a date certain for more information.
3. Recommend denial of the General Development Plan.

CONCURRENCE

The Public Works and Development Planning and Engineering Services Divisions have reviewed the application, and the Arapahoe County Public Works Department is recommending approval of this case.

PLANNING COMMISSION DRAFT MOTIONS
GDP23-003, Eastgate General Development Plan

Recommend Conditional Approval

In the case of GDP23-003, Eastgate General Development Plan, I have reviewed the staff report, including all exhibits and attachments, and have listened to the applicant's presentation and any public comment as presented at the hearing and hereby move to recommend approval of this application based on the findings in the staff report, subject to the following conditions:

1. Prior to signature of the final copy of these plans the applicant must address Public Works and Development Staff comments and concerns.
2. Prior to the signature of the final copy of these plans, the applicant must provide proof that Aurora Water can adequately serve the site with water and wastewater treatment.
3. The applicant must submit a Transportation Demand Management Plan for review and approval with the Specific Development Plan.
4. The applicant agrees to contribute a pro-rata share of the cost of necessary improvements to the I-70 and Monaghan/Airpark Rds. interchange as are determined through the 1601 Process.
5. Approval of this GDP is contingent upon approval of the associated Special District application, SD24-002, and 1041 (Regulations Governing Areas and Activities of State Interest) application for extension of domestic water and sewage treatment systems, ASI24-001.

Staff provides the following Draft Motions listed below as general guidance in preparing an alternative motion if the Planning Commission reaches a different determination:

Denial

In the case of GDP23-003, Eastgate General Development Plan, I have reviewed the staff report, including all exhibits and attachments, and have listened to the applicant's presentation and any public comment as presented at the hearing and hereby move to recommend denial of this application based on the following findings:

1. *State new findings in support of denial as part of the motion.*

Continue to Date Certain:

In the case of GDP23-003, Eastgate General Development Plan, I move to continue the hearing to [date certain], 6:30 p.m., to obtain additional information and to further consider the information presented.

ATTACHMENTS

1. Application
2. Engineering Services Division Staff Report
3. Neighborhood Outreach Packet
4. Referral Comments and Applicant's Response

5. CDOT's Referral Email and Comments
6. Contingent Willingness to Serve Letter from Aurora Water
7. Letter of Intent
8. DEN Avigation Easement
9. General Development Plan Set



BRYAN D. WEIMER, PWLF
Director

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arapahoeco.gov

Planning Commission’s Summary Report

Date: November 13, 2024
To: Arapahoe County Planning Commission
Through: Kat Hammer, Planning Division
From: Sue Liu, PE., Engineering Services Division
Case name: GDP23-003 Eastgate - GDP



Purpose and Recommendation

The purpose of this report is to communicate the Engineering Services Staff findings, comments, and recommendations regarding the land use application(s) identified above.

Scope/Location:

The property owners, Property 292, LLC and Sharon Dowhan are proposing to rezone the two properties located at 27500 and 27450 E Colfax Ave. to a PUD containing multiple planning areas for a mix of uses, including commercial, retail, light industrial and residential.

The property is located on the west side of Monaghan Road, south of E. Colfax Avenue, within the southwest corner of I-70 and Monaghan Rd. (formerly Airpark Rd.), and is approx. 144 acres. The proposed General Development Plan extends E. 12th Avenue from the JAMASO property in the City of Aurora to the west into a signalized intersection along Monaghan Rd. East Colfax Ave. would ‘T’ into E. 12th Ave., ensuring connectivity through the site.

Improvements to the Eastgate Development will include the construction of arterial, collectors, and local roadways as considered necessary to service the proposed land uses.

The site is located within the Monaghan and Riverwood Tributaries, ultimately into First Creek Drainage Basin.

Engineering Services Staff has reviewed the land use application(s) and has the following findings and comments:

1. This application is for the General Development Plan (GDP). It is the zoning component of a three-part PUD process, followed by Specific Development Plan (SDP) and Administrative Site Plan (ASP). The GDP relies on preliminary design components, all civil construction plans and final design will accompany the ASP.
2. This development lies within the boundaries of the following jurisdiction:
 - Southeast Metro Stormwater Authority (SEMSWA)
 - Mile High Flood District (MHFD)
3. This parcel is in the First Creek drainage basin.
4. MHFD has no objections to the GDP application and would like to review future submittals as the drainage design progresses.
5. This proposal impacts the rights-of-way in CDOT jurisdiction. The applicant is responsible for obtaining any approvals to access improvement, access permit and ROW dedication from this jurisdiction. Currently, CDOT has no comments to the GDP application.
6. Drainage basin fees are established by the SEMSWA for development in this watershed.
7. This development is subject to the Rural Transportation Impact Fee (RuTIF). RuTIF fees to be collected at time of building permit.
8. This development will require a Subdivision Improvement Agreement (SIA) to guarantee on site and off site public improvements during each Final Plat or Administrative Site Plan process.
9. This development will require Traffic Signal Escrow Agreements (TSEA) to guarantee signal improvements contribution during each Final Plat or Administrative Site Plan process.
10. The applicant and/or Developer will be required to contribute a pro-rata share of the proposed cost for interchange modifications of I-70 and Monaghan Road.

Engineering Services Staff is recommending the land use application(s) favorably subject to the following conditions:

1. The applicant agrees to address the Division of Engineering Services' comments and concerns as identified within this report.
2. The applicant agrees to address comments issued by the Southeast Metro Stormwater Authority (SEMSWA).
3. The applicant agrees to contribute a pro-rata share of the total cost of the improvements to the interchange as determined through the 1601 Process.



MEMORANDUM

RE: 27500 E Colfax
DATE: April 13, 2023
TO: John Wakeham
Property 292, LLC
FROM: David Brehm and Allison Hibbs
Plan West Inc
PURPOSE: Meeting Notes from Initial Neighborhood Outreach Meeting, 4/12/2023

Summary

The meeting took place on Wednesday, April 13, 2023, at 6:00 pm at the Cross Creek Clubhouse in Aurora, CO, and was attended by the following personnel:

- 2 representatives from Plan West (Planning & Entitlements)
- 1 representative from Property 292, LLC.
- 2 representatives from Manhard Consulting (Civil Engineer)
- 1 representative from JMC Investments (Development Consultant)
- 6 neighboring residents

Presentation:

- Planning and Developer team introductions
- Discuss the reason for the meeting (Arapahoe County requirement before an initial submittal)
- Review vicinity and existing zoning
- Review Arapahoe County's Comprehensive Master Plan locating the site with the Urban Area District for Employment
- Discuss abutting PUD's and outreach/collaboration with those properties to create a contextually appropriate plan
- Zoning creates opportunity- this stage of the project does not determine exactly what the site will become, but zones the property to provide the most opportunities to benefit the surrounding community.
- The rezone process in Arapahoe County is a three-step process:
 - It begins with a General Development Plan, which is the phase we are working on currently.
 - The General Development Plan is reviewed by staff
 - Then goes to a Planning Commission Hearing where a recommendation is made
 - Then goes to the Board of County Commissioners for an approval decision
 - This process takes roughly a year

- The GDP is followed by a Specific Development Plan, which can be processed concurrently with a Preliminary Plat as part of a Subdivision process
 - The SDP is reviewed by Staff
 - Then goes to Planning Commission for an approval decision
- The final phase for the rezone is the Administrative Site Plan
 - The ASP can be processed concurrently with a final plat as part of the subdivision process
 - The ASP is approved by Staff, and would likely take about a year.
- We are ultimately looking at about a 3 year process (which began late 2022) to rezone the property and create new developable parcels.
- The driving forces for the zoning diagram are as follows:
 - The interchange for I-70 is planned to be realigned with Monaghan Rd.
 - That process is expected to take anywhere from 2-10 years to be implemented, and is a collaboration between C-DOT, Arapahoe County, the City of Aurora and the adjacent property owners.
 - A 1601 study is currently in process to determine exactly what this interchange will look like.
 - A 1601 establishes fair and consistent procedures regarding the review and evaluation of requests for new interchanges and major improvements to existing interchanges on the state highway system
 - C-DOT original proposal, included in the 2040 traffic master plan, shows E Colfax Ave, the frontage road, rerouted through 27500 and out to Monaghan.
 - That plan does not incorporate the ultimate plan to connect E 12th Ave from the property to the west, out to Monaghan Ave.
 - This intersection is expected to be a full-movement, signalized intersection.
 - Because of the location of this signal between the approved 10th Ave. signal and the interchange, our team has anticipated its locations to be about 1450' south of the interchange, and a little over 1000 north of E. 10th Ave.
 - We are currently working with the County and C-DOT to confirm this location.
 - We have also coordinated with the JAMASO property to the west to ensure E. 12th Ave connects seamlessly out to Powhaton, creating a necessary thru-road in this region.
 - Once E 12th Ave was located, it became clear that E. Colfax Ave would need to intersect the collector somewhere in the center of this site, creating an intersection of opportunity for retail and services
 - A noise contour for Denver International Airport bisects our site, prohibiting residential development from being implemented in the NE corner.
- This proposed roadway network begins to create the framework for the proposed planning areas:
 - As part of the General development plan, we anticipate providing simple planning areas, zoned for a variety of uses, with Mixed-use residential towards the west, abutting the existing residential neighborhoods, and a retail corridor along the eastern perimeter.
 - The corridor along Monaghan may become a retail and commercial corridor, generating employment and providing the neighborhood and nearby neighborhoods with conveniences and amenities that they would currently need to drive miles to reach.

- The remainder of the site would be zoned residential mixed-use, allowing for diversity in housing types, from duplexes, to townhomes, to apartments, which would support a mix of retail and flex-office uses.
- An exhibit showing the planning area boundaries further broken down into conceptual land uses was shared
 - The subareas are general land use areas intended to demonstrate how the planning areas may incorporate a variety of more specific uses.
 - This begins to create a ‘village-type’ neighborhood, where a variety of housing types are provided and places to shop, work, and live are located in close proximity.
 - Discuss how varying densities provide a comfortable transition from the adjacent residential to higher density residential located closer to the commercial/retail and light industrial planning areas.
- Permitted uses are discussed and a table is shared, showing a dynamic list of potential permitted uses
- Further details are being studied currently, including topography, floodplains, detention requirements, and easements
- A traffic impact study is currently in process
- A geotechnical report is currently in process
- Open the presentation up to questions and discussion:

Questions from Attendees

1. Will Monaghan Rd. be extended to the north and south?
 - a. Our understanding is that it will eventually continue north to DIA and south to Jewell
2. Will there be open space requirements?
 - a. Yes, a percentage of the planning areas will be dedicated as open space, depending on the land use
3. What type of retail is likely?
 - a. Depending on feedback from the County, we will continue to work with brokers to determine the retail uses best suited to the site
 - i. Residents would like to see convenience store, grocery store, health club, playgrounds
4. Will a market study take place to incorporate feedback on where people want to spend money and what they need?
 - a. We are open to holding more public outreach to incorporate feedback like this, and will continue to work with brokers to determine what the market is pointing towards
5. A resident of Sky Ranch requested that we further explain which bubbles represent which land uses, and liked that the residential uses border the property to the south, increasing in density towards I-70 and Monaghan.
6. Neighboring residents expressed interest in/support for the mix of uses and the potential for retail that would be convenient to them in the future.
7. Neighboring residents were very interested/supportive of the connection of 12th Ave. between Monaghan Rd. and Powhatan.

END OF NOTES

**27500 E Colfax - Rezone
Neighborhood Outreach - Sign-In Sheet
4/12/2023**

NAME	ADDRESS	CITY/STATE/ZIP	PHONE	EMAIL
Jim Patton	964 Waterloo St	Aurora CO 80018	219-309-6237	blpo728@comcast.net
Barb Patton	964 Waterloo St	Aurora CO 80018	219-309-6237	blpo728@comcast.net
Mark Harding	34501 E Quincy Ave #65A	Watkins CO 80137	303-292-3456	mharding@purecycwater.com
Gary Haytread	27359 E 10th Dr	Aurora CO 80018	813-389-2543	ghaytread@verizon.net
Marquelle Smith	940 N Undergrove Way	Aurora CO 80018	913-271-4655	mdsmith2015@gmail.com
Kim Ray	27788 E 10th Dr	Aurora CO 80018	720-841-0364	kimlray@hotmail.com
Jessee Wakeham	27884 E 8th Ave	Aurora CO 80018	303-998-7441	j757jwakeham@aol.com

**27500 E Colfax – Rezone
Q22-120
General Development Plan**

Neighborhood Outreach - April 12, 2023

I hereby certify, under oath, that the attached letter was mailed to all property owners, HOAs, and neighborhood groups on the 24th day of March, 2023, as described in the mailing list included with this application and on file with the Planning Division at Public Works and Development, 6924 S Lima St., Centennial, CO 80112



Signature

3/30/2023

Date

State of Colorado)
) S.S.
County of Denver)

Subscribed and sworn before me this 5TH day of APRIL, 2023,
By LESLIE FRANKLIN, Notary Public



LESLIE H FRANKLIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194034986
MY COMMISSION EXPIRES SEPT. 12, 2023

Notice of Neighborhood Outreach (Meeting)

March 24, 2023

To whom it may concern,

**RE: Q22-120 / 27500 E. Colfax Rezone
27500 & 27450 E. Colfax Ave.**

Please be advised that Plan West Inc. (applicant), on behalf of Property 292, LLC (owner), has had a pre-submittal meeting with Arapahoe County for a Rezone to a Planned Unit Development (PUD) on the above-referenced property.

The application includes the two parcels located at 27450 and 27500 E. Colfax Avenue in unincorporated Arapahoe County. The approximately 140 acres are currently zoned MU (Mixed Use) and A1 (Agricultural-1). The intent is to rezone the property to a PUD. The PUD will be comprised of several planning areas permitting residential, retail, commercial, light industrial, and flex office land uses. As part of this General Development Plan (GDP), 12th Avenue is proposed to bisect the site to create a continuous connection to Monaghan Road, where a signalized intersection is proposed. E. Colfax Avenue would be rerouted through the property to intersect 12th Avenue. The proposed major roadway network will provide increased connectivity through the region in anticipation of the future I-70/Monaghan interchange improvements. Traffic, drainage, utility, marketing, and other studies are in progress to identify potential impact areas and to ensure current and future infrastructure will be available to provide needed services.

The process this project would follow is the three-step PUD process, beginning with the General Development Plan (GDP) (*current phase*), requiring Planning Commission and Board of County Commissioners hearings, followed by a Specific Development Plan (SDP), requiring a Planning Commission hearing, and finally an Administrative Site Plan (ASP), requiring Staff approval. Additionally, a subdivision process will need to occur to create additional lots. A Preliminary Plat, requiring Planning Commission and Board of County Commissioners hearings, and a Final Plat, requiring a Board of County Commissioners hearing, will be required and would run concurrently with SDP and ASP.

Neighborhood outreach will be conducted on the referenced application at:

Time: 6:00 PM – 7:00 PM
Date: Wednesday, April 12, 2023
**Location: Cross Creek Community Clubhouse
23710 E. 5th Ave., Aurora CO 80011**

As a neighboring landowner and member of the public, you are encouraged to participate in this neighborhood outreach. For more information about this application, contact Allison Hibbs, Plan West Inc., at (303) 741-1411. If you cannot reach the applicant, contact Kat Hammer, Planning Division, PWD Department, Arapahoe County Government, at (720) 874-6650.

Sincerely,

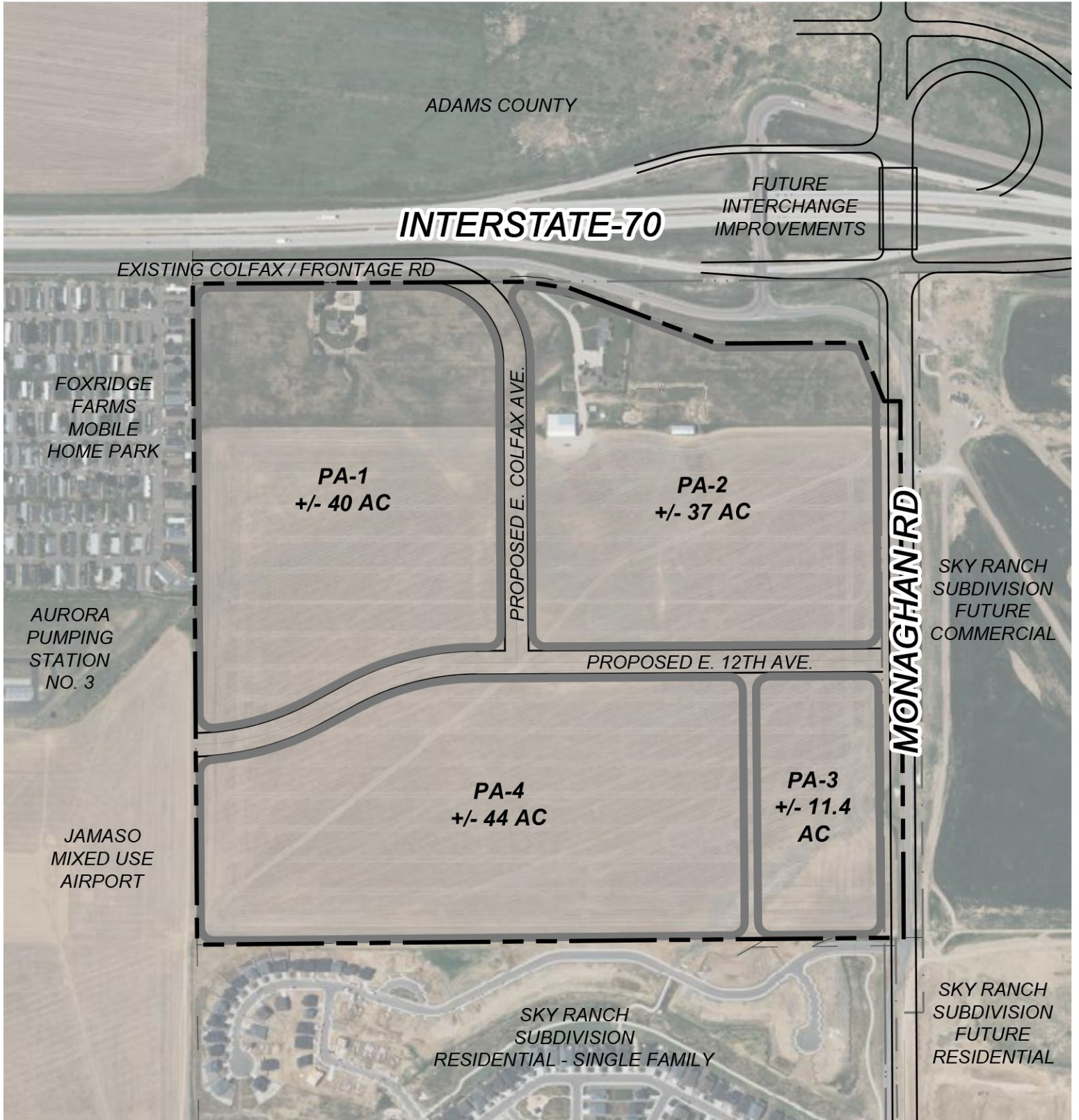
Allison Hibbs

Manager, Land Planning & Design

Plan West Inc.

27500 E. COLFAX (REZONE) VICINITY MAP / PROPOSED PLANNING AREAS

NEIGHBORHOOD OUTREACH - WEDNESDAY, APRIL 12TH, 2023



27500 E. Colfax - Rezone
General Development Plan
 Q22-120 - Neighborhood Outreach - April 12, 2023

ARAPAHOE COUNTY			
PARCEL	OWNER NAME	OWNER ADDRESS 1	OWNER ADDRESS 2
1977-00-0-00-059	PROPERTY RESERVE INC	PO BOX 511196	SALT LAKE CITY UT 84151-1196
1977-00-0-00-064	PROPERTY 292 LLC	965 S 1ST ST UNIT 6F	BENNETT CO 80102-8750
1977-00-0-00-319	PCY HOLDINGS LLC	34501 E AVE ST BLDG 34 BOX 10	WATKINS CO 80137-9303
1977-00-0-00-360	JAMASO LLC	4100 E MISSISSIPPI AVE SUITE 500	GLENDAL CO 80246
1977-00-0-00-379	DOWHAN SHARON LEE	27450 E COLFAX AVE	AURORA CO 80018-4511
1977-00-0-00-447	PCY HOLDINGS LLC	34501 E QUINCY AVE BLDG 34 BOX 10	WATKINS CO 80137-9303
1977-00-0-00-504	PCY HOLDINGS LLC	34501 E QUINCY AVE BLDG 34 BOX 10	WATKINS CO 80137-9303
1977-00-0-06-012	FOXTRIDGE MOBILE HOME PARK ASSOCIATES LLLP	PO BOX 800729	DALLAS TX 75380-0729
1977-03-2-01-001	PCY HOLDINGS LLC	34501 E QUINCY AVE BLDG 34 BOX 10	WATKINS CO 80137-9303
1977-03-3-11-001	PCY HOLDINGS LLC	34501 E QUINCY AVE BLDG 34 BOX 10	WATKINS CO 80137-9303
1977-03-3-11-002	PCY HOLDINGS LLC	34501 E QUINCY AVE BLDG 34 BOX 10	WATKINS CO 80137-9303
1977-04-2-02-001	AURORA CITY OF	15151 E ALAMEDA PKWY SUITE 3200	AURORA CO 80012-1555
1977-04-4-07-006	ESLINGER NATALIE RENEE, ESLINGER ALLEN WALKER	951 N VANDRIVER WAY	AURORA CO 80018-1829
1977-04-4-07-007	MITCHELL LACHELLE D, MITCHELL PHILLIP W	961 VANDRIVER WAY	AURORA CO 80018-1829
1977-04-4-07-008	HICKEY MICHAEL, HICKEY KELLY J	971 N VANDRIVER WAY	AURORA CO 80018-1829
1977-04-4-07-009	SILVA SALVADOR Jr	975 N VANDRIVER WAY	AURORA CO 80018-1829
1977-04-4-07-010	MARINA MEGAN, MARINA MILCHELL	981 N VANDRIVER WAY	AURORA CO 80018-1829
1977-04-4-07-011	MINER BRUCE, MILLER KAREN	991 N VANDRIVER WAY	AURORA CO 80018-1829
1977-04-4-07-012	BLUNDELL JEFFREY A, BLUNDELL SARA E	27801 E 9TH DR	AURORA CO 80018-1825
1977-04-4-07-013	RODRIGUEZ MARCUS JAMES	27811 E 9TH DR	AURORA CO 80018-1825
1977-04-4-07-014	MOE RONALD, MOE DEBBIE	27815 E 9TH DR	AURORA CO 80018-1825
1977-04-4-07-015	MCCAWLEY TIMOTHY, MCCAWLEY ALLISON	27821 E 9TH DR	AURORA CO 80018-1825
1977-04-4-07-016	NUNEZ GOMEZ DIANA M, GUZMAN OLMAN ROJAS	27831 E 9TH DR	AURORA CO 80018-1825
1977-04-4-07-017	MARQUEZ ALBERTO, VALTIERRA ITZEL MANCINAS	27841 E 9TH DR	AURORA CO 80018-1825
1977-04-4-07-018	VARGOCKO ALYSSA, VARGOCKO KEVIN MATTHEW	27845 E 9TH DR	AURORA CO 80018-1825
1977-04-4-07-019	VANBEEK CODY R, VANBEEK BROOKLYNN T	27851 E 9TH DR	AURORA CO 80018-1824
1977-04-4-07-020	HOWARD MICHELE, HOWARD NATHANIEL III	27855 E 9TH DR	AURORA CO 80018-1824
1977-04-4-07-036	SKY RANCH COMMUNITY AUTHORITY BOARD	370 INTERLOCKEN BLVD UNIT 500	BROOMFIELD CO 80021-8014
1977-04-4-18-003	PINON CARLOS EFREN LIRA	4350 S MONACO ST	DENVER CO 80237-3400
1977-04-4-18-004	PALMER BRETT HOUSTON, PALMER KEVIN G	949 UNDERGROVE WAY	AURORA CO 80018-1872
1977-04-4-18-005	BROWN VANCE ARTHUR, BROWN DENISE MARIE	959 N UNDERGROVE WAY	AURORA CO 80018-1872
1977-04-4-18-006	WHITE KEIKO, YOUNGER DARRYL	965 UNDERGROVE WAY	AURORA CO 80018-1872
1977-04-4-18-007	BELTRAN CINDY, BELTRAN ELOY ANGEL	969 UNDERGROVE WAY	AURORA CO 80018-1872
1977-04-4-18-008	JOHNSON EDWINA MARILYN	979 UNDERGROVE WAY	AURORA CO 80018-1872
1977-04-4-18-009	MUSTARI DREW S, MUSTARI CRAIG	989 UNDERGROVE WAY	AURORA CO 80018-1872
1977-04-4-18-010	MADRIGAL JESUS	999 N UNDERGROVE WAY	AURORA CO 80018-1872
1977-04-4-18-011	AQUINO BENITEZ LUIS YONATHAN, ANTHONY BRIANNA CHERIE	27432 E 10TH DR	AURORA CO 80018-1868
1977-04-4-18-012	MISHMOSH MOHAMAD ANAS	27390 E 10TH DR	AURORA CO 80018-1867
1977-04-4-18-013	SCOTT TANYA GAYLE, HENRY MARSHA LEE	27350 E 10TH DR	AURORA CO 80018-1867
1977-04-4-18-014	SISCO KIMBERLY A, SISCO MIKE JAMES	27330 E 10TH DR	AURORA CO 80018-1867
1977-04-4-18-015	PEREZ GABRIELA ALEXANDRA, LARGAESPADAS CARLOS MANUEL Jr	27320 E 10TH DR	AURORA CO 80018-1867
1977-04-4-18-016	BELT DARION	27310 E 10TH DR	AURORA CO 80018-1867
1977-04-4-18-017	YOUNG BRADLEY	27309 E 10TH DR	AURORA CO 80018-1867
1977-04-4-18-018	MOTT FRANCES C, MOTT PETER C	27319 E 10TH DR	AURORA CO 80018-1867
1977-04-4-18-019	BASSETT CLAYTON WILLIAM, BASSETT JESSICA JEAN	27329 E 10TH DR	AURORA CO 80018-1867
1977-04-4-18-020	SPICE CHARLES MICHAEL, SPICE SALLY ANN	27349 E 10TH DR	AURORA CO 80018-1867
1977-04-4-18-021	HAYTREAD GARY F, HAYTREAD DIANNE J, DONOHO CANDICE	27359 E 10TH DR	AURORA CO 80018-1867
1977-04-4-18-022	CLARK JOHN CARLTON, CLARK FRANCES ANN	27379 E 10TH DR	AURORA CO 80018-1867
1977-04-4-18-023	ALONZO LORENZO ANTONIO, CONTRERAS LESLIE YAMILETT	27389 E 10TH DR	AURORA CO 80018-1867
1977-04-4-18-024	CAZARES ANGEL RAFAEL, CAZARES MARIA CONCEPCION	27399 E 10TH DR	AURORA CO 80018-1867
1977-04-4-18-025	COMBS RILEY JAY	27411 E 10TH DR	AURORA CO 80018-1868
1977-04-4-18-026	ABUNDEZ MARIA GUADALUPE	27431 E 10TH DR	AURORA CO 80018-1868
1977-04-4-18-027	MORENO MIRIAM, MORENO ALVARADO ERICK	27441 E 10TH DR	AURORA CO 80018-1868
1977-04-4-18-028	ROBINSON ADAM MICHAEL, MENDOZA LYDIANA MARIE	27461 E 10TH DR	AURORA CO 80018-1868
1977-04-4-18-029	AJOSE DAVID DELE, AJOSE KATHERINE R	27471 E 10TH DR	AURORA CO 80018-1868
1977-04-4-18-030	SWEET TAYLOR C, MAURIES CHLOE M	27491 E 10TH DR	AURORA CO 80018-1868
1977-04-4-18-031	COSENTINO SCARLETT J, COSENTINO JASON D	27503 E 10TH DR	AURORA CO 80018-1869
1977-04-4-18-032	KUTSIRA JACOB, KUTSIRA FUNGAI SHERON	27513 E 10TH DR	AURORA CO 80018-1869
1977-04-4-18-033	AHMADI MURTAZA, AHMADI NASRIN	27523 E 10TH DR	AURORA CO 80018-1869
1977-04-4-18-034	WILDMAN CHAD LEON, WILDMAN URSULA COELHO	27533 E 10TH DR	AURORA CO 80018-1869
1977-04-4-18-035	LE QUOC	27543 E 10TH DR	AURORA CO 80018-1869
1977-04-4-18-036	CHISOLM ANGIE	27553 E 10TH DR	AURORA CO 80018-1869
1977-04-4-18-037	TAFT CHRISTIAN S, TAFT KATIE ALLISON	27563 E 10TH DR	AURORA CO 80018-1869
1977-04-4-18-038	GENTRY MILDRED, GENTRY VERNON	27573 E 10TH DR	AURORA CO 80018-1869
1977-04-4-18-039	MENDEZ OLIVIA LARA, RODRIGUEZ RAUDEL SALAS	27645 E 10TH DR	AURORA CO 80018-1870
1977-04-4-18-040	HESSLTINE STEVEN M, HESSLTINE CARRIE R	27655 E 10TH DR	AURORA CO 80018-1870
1977-04-4-18-041	SAUCEDO IDALIS SORAYA, MONZON GARCIA ROBERTO JOSE	27675 E 10TH DR	AURORA CO 80018-1870
1977-04-4-18-043	NDAGIE EGIDE MUHOZA, UWERA JULIENNE	27879 E 10TH DR	AURORA CO 80018-1874
1977-04-4-18-044	RICHMOND AMERICAN HOMES OF COLORADO INC	4350 S MONACO ST UNIT 500	DENVER CO 80237-3400
1977-04-4-18-045	RICHMOND AMERICAN HOMES OF COLORADO INC	4350 S MONACO ST UNIT 500	DENVER CO 80237-3400
1977-04-4-18-046	RICHMOND AMERICAN HOMES OF COLORADO INC	4350 S MONACO ST UNIT 500	DENVER CO 80237-3400
1977-04-4-18-049	SKY RANCH COMMUNITY AUTHORITY BOARD	370 INTERLOCKEN BLVD UNIT 500	BROOMFIELD CO 80021-8014
1977-04-4-18-051	SKY RANCH COMMUNITY AUTHORITY BOARD	370 INTERLOCKEN BLVD UNIT 500	BROOMFIELD CO 80021-8014
1977-04-4-19-001	WHITTEN ROBERT D, WHITTEN MARIA C	900 UNDERGROVE WAY	AURORA CO 80018-1872
1977-04-4-19-002	GUTIERREZ EDGAR VAZQUEZ, MOLINA-GONZALEZ LUDI	910 UNDERGROVE WAY	AURORA CO 80018-1872
1977-04-4-19-003	DUARTE VALORY M, CHAVEZ MARIA HELGUERA	920 UNDERGROVE WAY	AURORA CO 80018-1872

1977-04-4-19-004	PIESMAN TINA MARIE	930 N UNDERGROVE WAY	AURORA CO 80018-1872
1977-04-4-19-005	SMITH MARQUELLE	940 NORTH UNDERGROVE WAY	AURORA CO 80018
1977-04-4-19-006	CHAMBLIN JOHN DUNCAN, CARDINELLI DOMINIQUE MARIE	950 UNDERGROVE WAY	AURORA CO 80018-1872
1977-04-4-19-007	LOZA DONAJI IMELDA IBARRA, BROWN ELBERT DELON Jr	27514 E 10TH DR	AURORA CO 80018-1869
1977-04-4-19-008	MORRISSETTE TERESA	27524 E 10TH DR	AURORA CO 80018-1869
1977-04-4-19-009	VANG KONGPHING SAYAOVONG, VANG LINDA	27534 E 10TH DR	AURORA CO 80018-1869
1977-04-4-19-010	GADLIN ADDIE, MOORE LOLETIA	27544 E 10TH DR	AURORA CO 80018-1869
1977-04-4-19-011	SAI THIN, AUNG AYE MIMI, HWAIT KHO	27554 E 10TH DR	AURORA CO 80018-1869
1977-04-4-19-012	RENDON LARA ELSI ZAIRELI, CRUZ LUIS ANGEL	27564 E 10TH DR	AURORA CO 80018-1869
1977-04-4-19-013	SZOKA CHRISTOPHER KAI, BERRYMAN JACILYN LACHELLE	27574 E 10TH DR	AURORA CO 80018-1869
1977-04-4-19-014	SEDA JOHNNY, SEDA LISAMARIE CANDELARIA	27594 E 10TH DR	AURORA CO 80018-1869
1977-04-4-19-015	HANKS HANNA D, HANKS ZACHARY B	27606 E 10TH DR	AURORA CO 80018-1870
1977-04-4-19-016	FADDIS BENJAMIN CARL, CHRISTNER TARAH	27626 E 10TH DR	AURORA CO 80018-1870
1977-04-4-19-017	CARPENTER CAVIN C	27646 E 10TH DR	AURORA CO 80018-1870
1977-04-4-19-018	ADRIAN EARTHA ROMANA, POOL PEREZ ANWAR GABRIEL	27656 E 10TH DR	AURORA CO 80018-1870
1977-04-4-19-019	CARR JAMES LLOYD, CARR VICTORIA ELENA	27676 E 10TH DR	AURORA CO 80018-1870
1977-04-4-19-020	JOANNE P ROBSON SELF-TRUSTEED TRUST	PO BOX 3739	LIHUE HI 96766
1977-04-4-19-021	FOLEY SHAWN P, MADERA MARINA	27708 E 10TH DR	AURORA CO 80018-1871
1977-04-4-19-022	PETANO BRITTANY, PETANO JUSTIN	27728 E 10TH DR	AURORA CO 80018-1871
1977-04-4-19-023	EDWARDS LAMAR Jr, EDWARDS DONNA L	27738 E 10TH DR	AURORA CO 80018-1873
1977-04-4-19-024	OROZCO YAZMIN G QUINONES, OROZCO MARIA G OROZCO	27758 E 10TH DR	AURORA CO 80018-1873
1977-04-4-19-025	IWANDON RAPHY BONDO	27768 E 10TH DR	AURORA CO 80018-1873
1977-04-4-19-026	RAY KIM L, RAY LOUIS III	27788 E 10TH DR	AURORA CO 80018-1873
1977-04-4-19-027	MORENO-CHAVEZ RANDY, PASILLAS VIVIANA LUZ	27798 E 10TH DR	AURORA CO 80018-1873
1977-04-4-19-028	MARTIN ROBERT JOHN	27820 E 10TH DR	AURORA CO 80018-1874
1977-04-4-19-029	STROUP JONATHAN, STROUP SHALESE	27840 E 10TH DR	AURORA CO 80018-1874
1977-04-4-19-030	JAYNE ASHLEIGH, PENTELOW MICHAEL JOHN	27850 E 10TH DR	AURORA CO 80018-1874
1977-04-4-19-031	APIO-PLUCHECK JENNI LEE, APIO-PLUCHECK MAILANI LEA	27870 E 10TH DR	AURORA CO 80018-1874
1977-04-4-19-032	BUTLER JAMES EDWARD II, HILGEFORD ASHLEY LOUISE	27880 E 10TH DR	AURORA CO 80018-1874
1977-04-4-19-033	KICKLAND WENDY, GOETTELMANN ERIC	27902 E 10TH DR	AURORA CO 80018-1875
1977-04-4-19-034	IBRAHIM NEBIL, YEHDEGO ALAMIN, IBRAHIM KHALID	27922 E 10TH DR	AURORA CO 80018-1875
1977-04-4-19-035	FISCHER CHRISTOPHER, MOSMAN NICHOLAUS	27942 E 10TH DR	AURORA CO 80018-1875
1977-04-4-19-036	NELSON ANTHONY	27962 E 10TH DR	AURORA CO 80018-1875
1977-04-4-19-037	RICHMOND AMERICAN HOMES OF COLORADO INC	4350 S MONACO ST UNIT 500	DENVER CO 80237-3400
1977-04-4-19-038	WIN MYA, GAY SAE	989 N YANTLEY CT	AURORA CO 80018-1876
1977-04-4-19-039	WELLINGTON DANIEL, LEE SARAH BRITTANY	985 YANTLEY CT	AURORA CO 80018-1876
1977-04-4-19-040	RICHMOND AMERICAN HOMES OF COLORADO INC	4350 S MONACO ST UNIT 500	DENVER CO 80237-3400
1977-04-4-19-041	NAJERA NICOLE, HAWKINS NICHOLAS	969 YANTLEY CT	AURORA CO 80018-1876
1977-04-4-19-042	ECKEL LINDSEY R, MARSOLAN NATALIE M	959 YANTLEY CT	AURORA CO 80018-1876
1977-04-4-19-043	HUBER KENDRA MARIE	960 N YANTLEY CT	AURORA CO 80018-1837
1977-04-4-19-044	ECHAVARRIA ERIC F, THEBPRASITH ARTHYTIYA M	966 YANTLEY CT	AURORA CO 80018-1876
1977-04-4-19-045	ESPINOZA ALVARA BARRANDEY, BARRANDEY NORMA L	970 YANTLEY CT	AURORA CO 80018-1876
1977-04-4-19-046	BARNETT NORMAN	980 YANTLEY CT	AURORA CO 80018-1876
1977-04-4-19-047	RICHMOND AMERICAN HOMES OF COLORADO INC	4350 S MONACO ST UNIT 500	DENVER CO 80237-3400
1977-04-4-19-048	RICHMOND AMERICAN HOMES OF COLORADO INC	4350 S MONACO ST UNIT 500	DENVER CO 80237-3400
1977-04-4-19-049	PCY HOLDINGS LLC	34501 E QUINCY AVE BLDG 34 BOX 10	WATKINS CO 80137-9303
1977-04-4-19-050	SKY RANCH COMMUNITY AUTHORITY BOARD	370 INTERLOCKEN BLVD UNIT 500	BROOMFIELD CO 80021-8014
1977-04-4-21-001	AGUILAR OSCAR ENRIQUE, AGUILAR KARISSA	27695 E 10TH DR	AURORA CO 80018-1870
1977-04-4-21-002	RICHMOND AMERICAN HOMES OF COLORADO INC	4350 S MONACO ST UNIT 500	DENVER CO 80237-3400
1977-04-4-21-003	SKY RANCH COMMUNITY AUTHORITY BOARD	370 INTERLOCKEN BLVD UNIT 500	BROOMFIELD CO 80021-8014
1977-04-4-21-004	SKY RANCH COMMUNITY AUTHORITY BOARD	370 INTERLOCKEN BLVD UNIT 500	BROOMFIELD CO 80021-8014

HOAS/NEIGHBORHOOD GROUPS

Foxridge Farms Mobile Home Association	FOXRIDGE MOBILE HOME PARK ASSOCIATES LLLP	PO BOX 800729	DALLAS TX 75380-0729
Crossroads East Metro District	LISA JOHNSON	8390 E. CRESCENT PARKWAY, SUITE 300	GREENWOOD VILLAGE, CO 80111
Sky Ranch Metro District 1	LISA JOHNSON	8390 E. CRESCENT PARKWAY, SUITE 300	GREENWOOD VILLAGE, CO 80111
Sky Ranch Metro District 3	LISA JOHNSON	8390 E. CRESCENT PARKWAY, SUITE 300	GREENWOOD VILLAGE, CO 80111
Sky Ranch Metro District 5	LISA JOHNSON	8390 E. CRESCENT PARKWAY, SUITE 300	GREENWOOD VILLAGE, CO 80111

ADAMS COUNTY

0181900000072	PROPERTY RESERVE INC C/O LDS TAX DIVISION	PO BOX 511196	SALT LAKE CITY UT 84151-1196
0181933400001	OLAM HOLDINGS I LLC	4021 SW 10TH AVE APT 305	TOPEKA KS 66604-1916
0181933400002	OLAM HOLDINGS I LLC	4021 SW 10TH AVE STE 305	TOPEKA KS 66604-1916
0181934300001	GIBRALTAR REALTY CO	600 JOSEPHINE ST	DENVER CO 80206-3723



PLANWEST

767 Santa Fe Drive | Denver CO 80204

DENVER CO 802

24 MAR 2023 PM 4 L



PLAN WEST INC C/O ALLISON HIBBS
767 SANTA FE DR
DENVER CO 80204

80204-442867



POSTING INSTRUCTION FORM A

Arapahoe County Public Works and Development

6924 S. Lima St. Centennial, CO 80112 – 720-874-6650 – arapahoegov.com

SUBMIT THIS FORM TO THE PLANNING DIVISION NO LATER THAN 15 DAYS PRIOR TO NEIGHBORHOOD OUTREACH

(DO NOT INCLUDE THE DAY OF OUTREACH IN YOUR FORM SUBMISSION DEADLINE CALCULATIONS)

Case No: Q22-120

Case Name: 27500 E COLFAX
AVE REZONE

Case Manager: KAT HAMMER



Attached is a photo of a sign/signs erected on the following described property:	27500 E COLFAX AVE
The sign is facing:	North
The sign is legible from said right-of-way:	Correct.

POSTING INSTRUCTION FORM B

Arapahoe County Public Works and Development

6924 S. Lima St. Centennial, CO 80112 – 720-874-6650 – arapahoegov.com

SUBMIT THIS FORM TO THE PLANNING DIVISION ON THE FIRST BUSINESS DAY PRIOR TO NEIGHBORHOOD OUTREACH

Case No: Q22-120

Case Name: 27500 E COLFAX
AVE REZONE

Case Manager: KAT HAMMER

(INSERT LEGIBLE PHOTO OF SIGN(S))



LEGAL DESCRIPTION OF PROPERTY:

Parcel A:

The West 1203.25 feet of the NE . 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.

For Informational Purposes Only

Tax ID No.: 034992189 / 1977-00-0-00-379

Parcel B:

The Northeast . of Section 4, Township 4 South, Range 65 West of the 6th Principal Meridian, EXCEPT the West 1203.25 feet of the Northeast . 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 582](#) and in Rule, Order and Judgment recorded December 15, 1966 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.

For Informational Purposes Only

Tax ID No.: 031538246 / 1977-00-0-00-064

I hereby certify, under oath, that the above-described property was posted continuously for a period of 15 days from March 27, 2023 to April 11, 2023.

Name: Jeffrey M. Kuley Signature: [Handwritten Signature] Date: 4.11.23

State of Colorado)
) S.S.
County of Arapahoe

Subscribed and sworn before me this 11th day of April, 2023
By Emily Capone (Print Notary Name)

EMILY ANN CAPONE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214007063
MY COMMISSION EXPIRES FEB 23, 2025

[Handwritten Signature] (Notary Public Signature)

Notary Stamp Here

CATEGORY	Company	Referral Comment	Response from Applicant
AIRPORTS			
	COLORADO AIR AND SPACE PORT	No concerns.	Acknowledged
	DEN - DENVER INTERNATIONAL AIRPORT	The property is located south of DEN, within the 55 DNL and will be subject to overflights. An overview of the DEN Noise DNL is attached, for reference.	Acknowledged - does not appear to be any objection
	FAA- FEDERAL AVIATION ADMINISTRATION-DIA		
ARAPAHOE COUNTY AGENCIES			
	ARAPAHOE COUNTY ASSESSOR-COMMERCIAL		
	ARAPAHOE COUNTY ASSESSOR'S OFFICE	No concerns.	Acknowledged
	ARAPAHOE COUNTY ATTORNEY'S OFFICE		
	ARAPAHOE COUNTY COMMUNITY RESOURCES		
	ARAPAHOE COUNTY OPEN SPACES	<p>Thank you for opportunity to comment on this large development proposed in County. Open Spaces has the following comments.</p> <p>c. It provides efficient street and trail connectivity to existing adjacent development that generally conforms with the Comprehensive Plan;</p> <p>“Trails are anticipated to be included throughout the development as the site plan progresses.”</p> <p>The Narrative response to Comp. Plan goals is insufficient to understand how off-street trail connectivity will be conducted to adjacent developments by this development. Detail is provided for vehicles, but no detail is provided to trails. Internal, throughout trails is good goal but</p>	<p>Acknowledged - a statement has been added declaring a commitment to future trails. Trail locations hierarchy to be determined with future SDP and ASP, and associated plats. Open space dedications have been revised to align with the LDC. The table on sheet 2 now aligns with this figures (20%, 25%, 30%)</p> <p>Applicant acknowledges that parks are to be provided on-site in association with residential developments, based on projected residents.</p>

CATEGORY	Company	Referral Comment	Response from Applicant
	ARAPAHOE COUNTY OPEN SPACES	<p>not nearly enough. Imagine if the development only planned for cars to drive internally with no access out? How will trails access regional trails? Access Sky Ranch development, Prosper Development? The goal of the comp plan and other County Plans is a connected off-street network not an island of trails that does not connect.</p> <p>PARKS & OPEN SPACE: OPEN SPACE DEDICATIONS ARE TO BE CONSISTENT WITH THE COUNTY'S LAND DEVELOPMENT CODE. A MINIMUM OF 20% OF COMMERCIAL PLANNING AREAS, 25% OF SINGLE-FAMILY ATTACHED PARCELS AND 30% OF MULTIFAMILY PARCELS WILL BE DEDICATED OPEN SPACE, INCLUDING PARKS. PARKS ARE TO BE LOCATED IN RESIDENTIAL PLANNING AREAS AND APPROPRIATELY SIZED BASED ON PROJECTED NUMBER OF RESIDENTS.1000</p> <p>Max. Dwelling Units =</p> <p>OS Response to Public Park Dedication: Arapahoe County Open Spaces will not be accepting land dedication and constructiong parks for this development. Developer should be required to provide Neighborhood and pocket parks for their Residents with ¼ – ½ mile walk or roll accessibiity. As development and population increases Open Spaces role for this area of County as a provider is for regional open spaces and active Parks as described in 2021 Master Plan Update.</p>	
	ARAPAHOE COUNTY PUBLIC HEALTH DEPARTMENT - LAND USE REFERRALS		
	ARAPAHOE COUNTY PUBLIC WORKS - BUILDING DIVISION		

CATEGORY	Company	Referral Comment	Response from Applicant
	ARAPAHOE COUNTY PUBLIC WORKS MAPPING DIVISION		
	ARAPAHOE COUNTY PUBLIC WORKS WEED CONTROL		
	ARAPAHOE COUNTY PWD/ZONING/ANIMAL CONTROL		
	ARAPAHOE COUNTY/PLANNING- OIL & GAS		
	ARAPAHOE COUNTY/PWD ENG/TRAFFIC OPS		
	ARAPAHOE COUNTY/PWD PLANNING		
	ARAPAHOE COUNTY/R&B REFERRALS	No concerns.	Acknowledged
CHAMBER OF COMMERCE/ECONOMI C DEV.			
	AURORA CHAMBER OF COMMERCE		
	AURORA ECONOMIC DEVELOPMENT COUNCIL		
CITIZEN ORG & HOA			
	EAST ARAPAHOE COUNTY/ADVISORY PLANNING COMMISSION	No comments	
	<u>REAP -I-70 CORRIDOR</u> <u>REGIONAL</u> <u>ADVANCEMENT</u> <u>PARTNERSHIP</u>		

CATEGORY	Company	Referral Comment	Response from Applicant
	<u>REAP -I-70 CORRIDOR REGIONAL ADVANCEMENT PARTNERSHIP</u>		
	<u>REAP-I-70 CORRIDOR REGIONAL ADVANCEMENT PARTNERSHIP</u>		
	<u>REAP-I-70 CORRIDOR REGIONAL ADVANCEMENT PARTNERSHIP</u>		
	<u>UNINCORPORATED ARAPAHOE COUNTY ECONOMIC DEVELOPMENT (UACED)</u>		
ENVIRONMENT & OPEN SPACE			
	<u>COGCC OIL & GAS CONSERVATION COMMISSION -ORPHANED WELL</u>		
	<u>DIVISION OF OIL & PUBLIC SAFETY - STATE OF COLORADO</u>		
	<u>PHILLIPS 66</u>		
	<u>WESTERN MIDSTREAM</u>		
FIRE			
	<u>SABLE ALTURA FIRE DISTRICT</u>	No concerns with the plans submitted. Sable Altura Fire Protection District fully commits and expects to continue to serve this area and development for the long term. Our District intends to be a valued partner for the process, and growth of this area.	Acknowledged
FLOODPLAIN/WET LANDS			
	<u>MILE HIGH FLOOD DISTRICT</u>	No objections to this proposal and would like to review future submittal as the drainage design progresses.	Acknowledged. Drainage study revised/resubmitted

CATEGORY	Company	Referral Comment	Response from Applicant
	<u>US ARMY CORPS OF ENGINEERS</u>	See Anywork Letter from Dept of the Army Corps of Engineers	
	<u>US ARMY CORPS OF ENGINEERS</u>		
HEALTH DEPARTMENT/AIR QUALITY			
	<u>CDPHE/ DEPARTMENT OF HEALTH & ENVIRONMENT - STATE OF COLORADO</u>	General comments available online: https://docs.google.com/document/d/1jQn6Pdt6rciV8i04ZrE2QhxDA8ORylugq2f7K1_YmPQ/edit?pli=1	Acknowledged
	<u>CDPHE/COLORADO DEPARTMENT OF HEALTH/BROWNFIELD/SUPERFUND</u>		
	<u>EPA/LCRD BRANCH</u>		
HOA			
	<u>DORA -CO DEPARTMENT OF REGULATORY AGENCIES- HOA</u>		
LIBRARY			
	<u>ARAPAHOE LIBRARY DISTRICT- REFERRALS</u>		
LOCAL GOV MAILING LIST			
	<u>DRCOG-DENVER REGIONAL COUNCIL OF GOVERNMENTS</u>		
PARK & RECREATION			
	<u>ARAPAHOE PARK & RECREATION DISTRICT</u>		
PLANNING OFFICES			
	<u>ADAMS COUNTY REFERRALS</u>	No concerns.	Acknowledged
	<u>AURORA PLANNING - REFERRALS</u>		

CATEGORY	Company	Referral Comment	Response from Applicant
	<u>BENNETT PLANNING</u>		
POST OFFICE			
	<u>ARAPAHOE COUNTY POST OFFICE-CO/WY</u>		
	<u>BENNETT POST OFFICE</u>		
	<u>BYERS POST OFFICE</u>		
	<u>DEER TRAIL POST OFFICE</u>		
	<u>ENGLEWOOD POST OFFICE</u>		
	<u>LITTLETON POST OFFICE</u>		
	<u>STRASBURG POST OFFICE</u>		
SCHOOLS			
	<u>AURORA SCHOOL DISTRICT 28J- REFERRALS</u>	Aurora Public Schools respectfully requests cash-in-lieu of school land dedication based on the number of residential units to be approved in future applications. The school district request the value of the cash-in-lieu be based on the Appraisal Method of determining fair market value.	Acknowledged
SHERIFF			
	<u>ARAPAHOE COUNTY SHERIFF- OFFICE OF EMERGENCY MANAGEMENT (OEM)</u>		
	<u>ARAPAHOE COUNTY SHERIFF'S OFFICE - LAND USE REFERRALS</u>	No concerns.	Acknowledged
	<u>ARAPAHOE COUNTY/SHERIFF/COMMUNITY RESOURCES</u>		
	<u>ARAPAHOE COUNTY/SHERIFF/CRIME PREVENTION UNIT</u>		
SOIL OR CONSERVATION			
	<u>COLORADO GEOLOGICAL SURVEY - STATE OF COLORADO</u>		
TRANSPORTATION			

CATEGORY	Company	Referral Comment	Response from Applicant
	<u>CDOT - REGION 1 - METRO DENVER</u>	See letter from CDOT dated 6/15/2023 and respond to each comment	A meeting was held with CDOT on 8/15/2023. Applicant will continue to work with County and CDOT to coordinate the Colfax Ave. timeline and alignment, as well as the I-70 interstate improvements.
	<u>CDOT-DEPT. OF TRANSPORTATION/ STATE OF CO-REGION ONE</u>		
	<u>E-470 PUBLIC HIGHWAY AUTHORITY ENGINEERING & ROADWAY MAINTENANCE</u>		
	<u>RTD</u>	<p>The RTD has no exceptions to this project at this time.</p> <p>This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.</p>	Acknowledged
UTILITIES OR PHONE			
	<u>BIJOU TELEPHONE CO-OP</u>		
	<u>CENTURYLINK NETWORK REAL ESTATE DEPARTMENT</u>		
	<u>COGCC- COLORADO NATURAL GAS</u>		
	<u>CRESTONE PEAK- PIPELINE REFERRALS</u>		
	<u>CRESTONE PEAK-WELL SITE REFERRALS</u>		
	<u>IREA</u>	Outside of service territory.	Acknowledged
	<u>PHILLIPS 66</u>		

CATEGORY	Company	Referral Comment	Response from Applicant
	<u>XCEL ENERGY</u>	See PSCo/Xcel Energy referral letter dated June 22, 2023 regarding easements required on preliminary and final plat and major utility facilities which may be required.	Acknowledged
	<u>XCEL ENERGY - PSCO ROW</u>		
	<u>XCEL ENERGY /DEVELOPER/OVER 50 UNITS</u>		
WELL AND SEPTIC			

DIVISION OF WATER
RESOURCES-STATE
ENGINEER/GROUNDWATER
R

See and respond to all concerns in letter dated 6-15-2023. A letter of commitment to provide water was not provided. The City of Auruora shall file, with the Board of County Commissioners and the state engineer, a statement documenting the amount of water which can be supplied by said municipality to the proposed subdivision without causing injury to the existing water rights. Such report was not provided and will be required with the next submittal.

The General Development Plan (GDP) represents the initial step in our process to rezone the property to a Planned Unit Development (PUD). Our primary goal of the GDP is to establish a primary roadway network, planning areas with permitted land uses, and development standards that include densities and maximum number of units. The actual number of units developed will be determined by market conditions at a future date, and be provided with preliminary and final plats. The total number of units cannot exceed the maximums denoted on the GDP without an amendment to the GDP.

The GDP review and approval includes preliminary demand and supply analysis as part of the applicant's request for service from water providers. Initial estimates are provided on the following page. Once we have finalized our density and unit counts, we will be able to accurately calculate the supply demands of our community and utilize the demand spreadsheet. This calculation will be based on our comprehensive final plans and will consider the specific specifications provided by the water provider responsible for supplying potable and irrigation water to our development.

Our team is currently in negotiations with the City of Aurora to establish an exterritorial service agreement for service to the Eastgate project. Our GDP submittal documents with the proposed unit count and density were provided to the City of Aurora's water division for preliminary review. After review, the City determined that it has the capacity to service our community. Once the exterritorial service agreement is successfully finalized, the development team will receive a formal "Will Serve" letter from the City of Aurora, confirming their commitment to provide essential services to Eastgate. This agreement marks a crucial step in ensuring the project's access to necessary infrastructure and services.

The on-site wells will not be used for municipal purposes. They will be properly plugged and abandoned at the time of construction of improvements that prohibit the operations of the existing uses. Wells may continue to be used under the historic permitted uses until such time that the existing use is

CATEGORY	Company	Referral Comment	Response from Applicant
			<p>replaced with the new land use.</p> <p>We are committed to ensuring that our development is not only efficient in design but provides accurate determination of supply demands is essential in achieving this goal. As we progress through the subsequent stages of our project Colorado Division of Water Resources will be properly notified through subsequent submittals. Please find the estimated figures requested on the following page.</p>
	<u>SEMSWA- SOUTHEAST METRO STORMWATER AUTHORITY</u>		
WILDLIFE & ANIMAL			
	<u>COLORADO PARKS & WILDLIFE/ 1ST POINT OF CONTACT</u>		
	<u>COLORADO PARKS & WILDLIFE-NON PRIMARY REFERRAL</u>		
	<u>COLORADO PARKS AND WILDLIFE-NON-PRIMARY REFERRAL</u>		
	<u>RODENT CONTROL DEPARTMENT OF AGRICULTURE</u>		

Sue Liu

From: Sue Liu
Sent: Wednesday, November 13, 2024 2:39 PM
To: Kathleen Hammer
Subject: FW: ArapCO Referral - GDP23-003 Eastgate - CDOT Comments
Attachments: Eastgate CDOT Comments 7.3.24.pdf

Kat,
This email and the attached letter are the latest no comment letter from CDOT – please include both in your staff report for the public hearings. Thank you.



ARAPAHOE COUNTY

Sue Liu, P.E., CFM

Engineer III
Department of Public Works and Development
6924 S. Lima St. | Centennial, CO 80112
Direct: 720-874-6546 | Engineering: 720-874-6500
Arapahoeco.gov



[Facebook](#) | [Twitter](#) | [Instagram](#) | [Nextdoor](#) | [Youtube](#)

From: Aaron Eyl - CDOT <aaron.eyl@state.co.us>
Sent: Wednesday, July 3, 2024 11:06 AM
To: Sue Liu <SLiu@arapahoegov.com>
Subject: Re: ArapCO Referral - GDP23-003 Eastgate - CDOT Comments

Sue,
If all comments have been addressed we do not need another comment response letter. The "comment response letter required" statement automatically defaults to all of our comment forms.
Thanks,

On Wed, Jul 3, 2024 at 11:01 AM Sue Liu <SLiu@arapahoegov.com> wrote:

Aaron,

It appears that all comments from CDOT have been addressed. Do you still require “a comment response letter with the next submittal”? Thank you.

Project Name: Eastgate

Print Date: 7/3/2024

Highway: 70

Mile Marker: 292.0

A comment response letter is REQUIRED along with the next submittal.

Review POC: Eyl, Aaron

Sue Liu, P.E., CFM

Engineer III
Department of Public Works and Development6924
S. Lima St. | Centennial, CO 80112

----- Forwarded message -----

From: **Aaron Eyl - CDOT** <aaron.eyl@state.co.us>

Date: Wed, Jul 3, 2024 at 9:47 AM

Subject: ArapCO Referral - GDP23-003 Eastgate - CDOT Comments

To: Kathleen Hammer <KHammer@arapahoegov.com>

Cc: Terri Maulik <TMaulik@arapahoegov.com>, Michelle Lengyel <MLengyel@arapahoegov.com>,
Steven Loeffler - CDOT <steven.loeffler@state.co.us>

Kat,

Attached are CDOTs comments for the latest revision of the Eastgate referral. I have included all of CDOTs comments, but the most recent comment from our Traffic Unit is on page 4 and highlighted in yellow. For your convenience their comment is below.

The Traffic & Safety Traffic Unit has no comments regarding Revision 7.

Thank you.

Aaron Eyl

Permit Unit - Region 1



COLORADO
Department of Transportation

P 720.703.5737
2829 W. Howard Place, Denver CO 80204

aaron.eyl@state.co.us | codot.gov | cotrip.org

Traffic & Safety

Region 1
2829 W Howard Place, 2nd Floor
Denver, Colorado 80204



COLORADO
Department of Transportation
Region 1

Project Name: Eastgate

Print Date: 7/3/2024

Highway: 70

Mile Marker: 292.0

A comment response letter is REQUIRED along with the next submittal.

Review POC: Eyl, Aaron

Environmental Comments:

For ANY ground disturbance/work within CDOT ROW---

Required:

Arch/History/Paleo:

Since this is a permit, a file search for Arch, Paleo and History is required. If the file search identifies anything, a more extensive report will be required. If nothing is identified, then the file search should be sufficient. For the file search contact:

Cultural/History File Search: <https://www.historycolorado.org/file-access> Email: hc_filesearch@state.co.us

Paleo File Search: Colorado University Museum of Natural History - Email: jacob.vanveldhuizen@colorado.edu and <https://www.dmns.org/science/earth-sciences/earth-sciences-collections/> and/or Denver Museum of Nature and Science – Email: kristen.mackenzie@dmns.org <https://www.dmns.org/science/earth-sciences/earth-sciences-collections/>

The ECIS will be used to support HazMat requirements.

Non-historic 4f does not apply.

If any non-historic 6f properties will be impacted or disturbed applicant shall coordinate with Veronica McCall veronica.mccall@state.co.us

Info for Applicant/Contractor:

The Permittee shall complete a stormwater management plan (SWMP) which must be prepared with good engineering, hydrologic, and pollution control practices and include at a minimum the following components: qualified stormwater manager; spill prevention and response plan; materials handling; potential sources of pollution; implementation of control measures; site description; and site map.

In addition, the Permittee shall comply with all local/state/federal regulations and obtain all necessary permits. Permittee shall comply with CDOT's MS4 Permit. When working within a local MS4 jurisdictional boundary, the permittee shall obtain concurrence from the local MS4 that the local MS4 will provide construction stormwater oversight. The local MS4 concurrence documentation shall be retained with the SWMP.

Clear Zone: It is the responsibility of the engineer/architect who stamps the plans to ensure that: any new landscaping/trees are outside of the clear zones for any State Highway/CDOT ROW and that the new landscaping/trees do not interfere with site lines from any State Highway/CDOT ROW.

Landscape: Any new or changes to existing landscaping within CDOT ROW must be reviewed and approved by CDOT. Landscaping plans should be submitted and should include details of all proposed plant species and seed mixes/ratios.

2/29/2024:

Required:

Arch/History/Paleo:

Since this is a permit, a file search for Arch, Paleo and History is required. If the file search identifies anything, a more extensive report will be required. If nothing is identified, then the file search should be sufficient. For the file search contact:

Cultural/History File Search: <https://www.historycolorado.org/file-access> Email: hc_filesearch@state.co.us

Paleo File Search: Colorado University Museum of Natural History - Email: jacob.vanveldhuizen@colorado.edu and <https://www.dmns.org/science/earth-sciences/earth-sciences-collections/> and/or Denver Museum of Nature and Science – Email: kristen.mackenzie@dmns.org <https://www.dmns.org/science/earth-sciences/earth-sciences-collections/>

4/30/2024: Paleo findings and Paleo file search was not included in the recently uploaded items.

Arch and History are under review.

5/13/2024: Same as above

Hydraulics Comments:

SBL - 6/15/2023

At this time I don't have any concerns with the proposed Eastgate development as the historic flow pattern for the site is south and west toward First Creek. CDOT will need to see further submittals for the site, the I-70/Airpark Interchange and the E. Colfax Avenue realignment. Improvements to CDOT right-of-way (I-70/Airpark Interchange & E. Colfax Avenue) will require a separate drainage report with CDOT Drainage Design Criteria discussed and supporting calculations provided.

Samer AlHaj should be the primary reviewer for the Eastgate site, I-70/Airpark Interchange and E. Colfax Avenue realignment moving forward.

I did take a look at the proposed drainage changes and concluded that, there will be no negative drainage impact to the existing drainage patterns. I have no further drainage comments.

Samer 2-29-24

Permits Comments:

6-26-23 CDOT has no objection to the rezoning.

An access permit will be required if any new accesses to the development are within CDOT ROW. Currently the TIS shows access 101 is an access within CDOT ROW. There also appears to be two existing access off of the I-70 frontage Rd / E Colfax Ave that will need to be closed. Each of these closures will require an access permit. The access permit application can be found at:

<https://www.codot.gov/business/permits/accesspermits/forms/cdot0137>

Accesses shall be 550' or more away from the radius point of any ramp touching down curve.

Any work in the CDOT ROW unrelated to access will require a permit from our office. This includes, but is not limited to survey, landscaping, or utility work. Application is made online at the following link:

<https://cdotpermits.force.com/portal/s/login/?ec=302&startURL=%2Fportal%2Fs%2F>

Any signing for this development must be on premise and cannot be either partly or wholly in CDOT ROW. Signing must be compliant with CDOT rules governing outdoor advertising per 2 CCR 601-3.

Please show and clearly label the CDOT ROW. AE 6-26-23

No comments at this time. RLW June 26 2023

No comments at this time. RLW Sep 22 2023

10-4-23 No comment. AE 10-4-23

2-12-24 Please include a comment response letter with your next submittal addressing all of CDOT's comments individually. AE 2-12-24

4.26.24 No comment regarding the domestic sewage treatment system and domestic water treatment system. Please keep in mind that any work unrelated to access that takes place in CDOT ROW will require a Special Use/Utility permit.

If documents are in one large PDF (such as the Narrative which has 693 pages) please use Top Level Bookmarks to separate each document. This makes finding documents much easier and reduces the chance of missing a document -- Aaron Eyl 4.26.24

Residential Engineer Comments:

No Comment for this revision

KMD_10_4_23

KMD_6_22_23

I have no major comment currently.

Please clearly label CDOT Right-of-way Lines in your future submittals

All features proposed within CDOT ROW shall meet CDOT standards and Specifications.

Right Of Way Comments:

JAD Comments 6/22/23 - There is nothing pertinent for survey to review at tis time. Survey does not have input on the re-zoning or PUD requests/documents at this time. As the project progresses we will need to review subdivision plats, right of way plans, access control lines/new accesses, and any dedications/ROW changes adjacent to the CDOT system.

Traffic Comments:

June 27,2024: The Traffic & Safety Traffic Unit has no comments regarding Revision 7.

The following comments are provided by CDOT Region 1 Traffic & Safety for the Eastgate Traffic Impact Studies (TIS) provided in Revision 3 (January 15, 2024) and Revision 5 (March 4, 2024). References to figures and tables are for the 3/4/24 TIS.

The east terminus of the CO-36 road segment that connects with Monaghan to the west is not shown on any of the figures. Exhibit 2 appears to show a 2-way CO-36 functioning as the WB off-ramp to the intersection of future Smith Rd and Monaghan Rd for 2045. Figures 7C and 10A seem to confirm this. How does the 2-way CO-36 work as a WB off-ramp? Where is the NB to EB right turning traffic going? Is the ramp braided? Please update the affected figures as necessary and revise the text at the top of page 18 in the Conclusions for the WB off-ramp in the Year 2045 paragraph.

The bubble for Intersection #6 on Figures 7C and 10A is labeled "4. Monaghan Rd and Smith Road". Are the volumes also mislabeled? Same comment for Figures 5, 7C, and 10A and potentially others.

The NBLT movement for Intersection #1 on Exhibit 1 does not appear to show double left turns like what is assumed in the 2030 Synchro models. It would be helpful if the lane configurations for the 2030 and 2045 interchange assumptions could be clearly shown on graphics. Details are difficult to determine on Exhibits 1 & 2.

Table 2 shows over 180' of queue length for the WB left & thru movement at Intersection #1, Airpark Road & I-70 Westbound Ramps. Please verify that this length can be accommodated on the ramp with the understanding that there could be 15 years of additional growth before the interchange is rebuilt. It may be desirable to consider a 3 lane WB approach with dedicated left and right lanes and a left/thru lane but it's not clear if there 2 SB lanes on the bridge to receive the 2 lanes of WB to SB left turns.

The 1014 vehicles in the AM peak hour on the NB to WB loop ramp of Intersection #1 in 2045 equates to 1 vehicle entering WB I-70 every 3.6 seconds on average without considering effects of large trucks. Does the EB I-70 traffic stream provide sufficient gaps to allow this high number of entering vehicles in the peak hour?

Figure 4 shows 1 SB thru lane at Intersection #2; however, Figures 7A and 9A show 2 lanes. Only one lane is modeled in Synchro. Please update.

Regarding Table 1, Given the LOS of D in the mid to upper range for the eastbound I-70 ramp double right turn lane movement for Intersection #2 in 2030, has consideration been given to the outside right turn lane being provided with a receiving acceleration lane to enable free-flow right turning movements?

Were roundabouts considered for Intersections #1, 2, and/or 6 instead of traffic signal control?

END

The following comments are provided by CDOT Region 1 Traffic & Safety on 11/9/23 for Submittal 2.

Please see the following 2 attachments (in Permit Approval Documents / Eastgate-CDOT-Comments-Submittal2 folder :

2023_11_09_CDOT Comments - TIS - EastgateSubmittal2.pdf – This is the full TIS with markups / comments made in red by our independent development review consultant with additional comments made by CDOT Traffic in blue. The blue comments override the red comments. Comment summaries are attached to the front of this document.

2023_11_09_EastgateTIS-Submittal2 - External Referral Comments - Response to CDOT Comments.pdf – Comments in red were made by our independent development review consultant. This information is consistent with comments in the TIS attachment.

It appears that several of the Traffic comments provided with the first TIS submittal were not addressed in the second TIS submittal. Please provide a comment resolution table that addresses all of the Traffic comments for both submittals. Include explanations for comments that the consultant chooses not to address. Our primary concerns are with the network assumptions and how those affect the conclusions.

END

The following comments on the Eastgate TIS are provided by CDOT's Region 1 Traffic & Safety Engineering Unit on 6/30/23 for Submittal 1.

Roadway Networks

Update Figures 3, 4, and 5 to include the number of thru lanes on non-freeway roadway segments. The labels for each intersection should be clearly visible – avoid small circular text around the intersection bubbles. The intersection numbers should be larger so they are easily identifiable.

Expand the discussion for the 2030 and 2045 networks to include the source of the change (e.g., study, transportation plan) and/or the entity responsible for funding and implementation.

Changes to the north side of the interchange for 2030 and 2045 are curious. What happened to East Colfax Ave that currently terminates at Intersection #1? What is the justification for removing the connection? Without it, westbound traffic on I-70 cannot exit. Also, please describe what appears to be redundant westbound on-ramps to I-70.

The Colfax (US-36) intersection to the north of the interchange should be included in the traffic analysis.

Footnote Figure 4 to indicate that Intersection #2 was renamed and relocated to the east in the 2030 and 2045 networks. What entity is assumed to be funding/implementing the new traffic signal at Intersection #2?

The I-70/Monaghan/Airpark interchange has not gone through the 1601 process yet and that will take a significant amount of time. The interchange improvements might not be done by 2030. Please include an analysis for 2030 with the existing interchange configuration. This is in addition to the analysis with the modified network that is already included in the TIS.

The EB right turn movement at Intersection #2 appears to be a free movement in 2030 and 2045. With the amount of vehicles making that right turn and the lack of two acceleration lanes going south along Monaghan, the EB right turns should be signalized. This movement doesn't show any delay which implies it was not coded this way in Synchro.

The realignment of the Colfax frontage road on the south side of I-70 will need further discussion. This routes the road off of CDOT property and through a neighborhood. This will require coordination with Arapahoe County.

Trip Generation - Minor comment: Internal capture trip reductions should not be applied to Industrial Park land uses – see page 10 and Table 3.

Trip Distribution / Traffic Assignment - No comments.

Traffic Assumptions & Operations Analysis

Section 5.1 on page 6 requires attention. Explain the significance of statement 2. Please rewrite/expand statements 3 – 6 as it is not clear how the future forecasts were estimated. Clarify “differing short-term forecasts” and “differing long-term forecasts”. Should “2040” be “2045” in the last sentence of the first paragraph on this page?

Show ramp daily traffic volumes on Figures 4 and 5.

Include the Monaghan / 12th Avenue intersection in the future traffic operations analysis if it will be signalized and assume coordinated signals along Monaghan by at least ensuring all of the cycle lengths are the same. Add an east leg to the 12th Avenue intersection and estimate future traffic for it if applicable.

Conclusions - Page 14 needs a responsibility matrix. Not sure who is doing all these improvements and would like that clearly laid out.

ITS-Signals Comments:

No comments at this time

~ CSV 6/20/23



Water Administration
15151 E. Alameda Parkway, Suite 3600
Aurora, Colorado 80012
303.739.7370

December 28, 2023

Attn: Arapahoe County Commissioners

RE: Contingent Willingness to Serve – Property 292, LLC d/b/a Eastgate

Dear Commissioners:

Please accept this letter as preliminary willingness by Aurora Water to provide the above referenced property water and sanitary sewer service. Aurora Water has reviewed the site plan and lot layout of the proposed subdivision and is willing to serve up to 1,000 single-family residences, limited commercial development and common area irrigation upon the satisfaction of certain conditions including a limit of master planned water use for this area.

A Water and Sewer Service Agreement between Property 292, LLC and the City of Aurora is being negotiated between City staff and Property 292, LLC, and must be approved by City Council. The agreement will be presented to Aurora City Council in January for consideration.

Water service can be provided from the recently installed 30” waterline on the west side of the property. Sewer service will require interceptor extension to be determined at the time of development. All internal and connecting infrastructure necessary to serve the subdivision shall be the responsibility of the Developer. All water and wastewater infrastructure shall be built to the standards and requirements of the City. Such infrastructure shall be conveyed to the City upon completion and acceptance.

Further, service is contingent upon the conveyance of the unadjudicated ground water rights that underlie the property from the property owner to the City and property rights (easements and/or dedications) sufficient to allow efficient operation/expansion of Aurora's water and sanitary sewer systems. All water use will be subject to Section 138 of the City Code of the City of Aurora, Colorado effective at the time of development.

If you have any questions or concerns regarding this matter, do not hesitate to contact me.

Sincerely,

Marshall P. Brown
General Manager, Aurora Water



EASTGATE (the “Property”)
27500 E. Colfax Ave.
Unincorporated Arapahoe County, CO
GENERAL DEVELOPMENT PLAN – LETTER OF INTENT
May 22, 2023

INTENT:

The intent is to rezone the two properties located at 27500 and 27450 E Colfax Ave. to a PUD containing multiple planning areas for a mix of uses, including commercial, retail, light industrial and residential. The rezone will follow the three-step process to include a General Development Plan, Specific Development Plan, and Administrative Site Plan.

Eastgate serves the region as a mixed-use ‘gateway’ into the Denver Metro region from both I-70 from the east and from Denver International Airport once the Monaghan Rd. extension is completed.

PROJECT OVERVIEW:

Location: 27500 E Colfax Ave. & 27450 E Colfax Ave., Aurora CO 80018

Gross Area: +/- 144 acres

Existing Zoning: Mixed Use (MU) +/- 68 Acres
Agricultural (A1) +/- 75 Acres

Proposed Zoning: PUD

PROPERTY OVERVIEW:

The property is located on the west side of Monaghan Road, south of E. Colfax Avenue, within the southwest corner of I-70 and Monaghan Rd. (formerly Airpark Rd.) The two parcels zoned A1 and MU are currently being utilized as single family detached residences and farming. The site is designated as an Employment District in the Comprehensive Master Plan’s Urban Area District, which is intended for land uses associated with a denser population, including industrial, commercial/retail, or residential uses.

CDOT and the County plan to relocate the I-70/Airpark interchange to align with Monaghan Road, and widen Monaghan Road to a 4-lane, divided arterial to accommodate current and future growth. The frontage road, E. Colfax Avenue is located along the north property line. Initial studies show E. Colfax being related through the site and connecting to a widened Monaghan Rd. The alignment proposed with this General Development Plan aligns E. Colfax Ave. at roughly the same location, through the eastern parcel, intersecting with E. 12th Avenue. The proposed alignment is intended to maximize potential commercial development, maintain flexible development alternatives and to create a retail corridor along Monaghan Rd.

The proposed General Development Plan extends E. 12th Avenue from the JAMASO property to the west into a signalized intersection along Monaghan Rd. E. Colfax Ave. would ‘T’ into E. 12th Ave., ensuring connectivity through the site.

A meeting was held on December 20, 2022 with Jim Kutzer to discuss the County’s intent for improvements at the I-70/Airpark interchange and the potential realignment of E. Colfax Ave.

A meeting with the property owner to the west has also been conducted to discuss connectivity to E. 12th Ave. between Monaghan Rd. and the western property boundary. The JAMASO property in Aurora is in the review process, and currently proposed to extend E. 12th Avenue straight across from Powhatan to the property boundary.

PROPOSED LAND USE:

Planning Area 1:

+/- 20 Acres – Light Industrial
Currently the residences of the property owners, to remain in the interim

Planning Area 2:

+/- 42 Acres – Mixed Residential

Planning Area 3:

+/- 15 Acres – Retail

Planning Area 4:

+/- 14 Acres - Retail

Planning Area 5:

+/- 40 Acres – Mixed-Use

PHASING

Due to the County’s intent to realign the I-70/Airpark interchange at Monaghan and E. Colfax Ave. (Frontage Rd.) in this area, it is anticipated that both an interim and final alignment will be required to ensure access to surrounding neighborhoods and businesses is uninterrupted. The property owner will work closely with the County and adjacent property owners to work towards mutually beneficial solutions.

INFRASTRUCTURE

Internal roads will be designed in accordance with Arapahoe County Street standards and dedicated to the County.

Water and sewer services are currently being negotiated with the City of Aurora and/or Pure Cycle. Further details will be provided as determined.

SUMMARY

The proposed development of the Eastgate General Development Plan meets the goals and expectations of the Arapahoe County Comprehensive Plan and the 2040 Traffic Master Plan, with land uses that support the employment district. Further details regarding the GDP’s conformance with the County’s Comprehensive Plan are included in the Approval Criteria letter, included with this first submittal.

Owner

Property 292, LLC
4545 Yulle Rd.
Bennett, CO 80102

Owner’s Representative

Planner / Landscape Architect
PLAN WEST, INC.
767 Santa Fe Drive
Denver, CO 80204
303-741,1411

End of Narrative

2/2

PROPERTY 292 LLC
27500 EAST COLFAX
AURORA, CO 80018



06/25/2024 02:21 PM RF: \$33.00 DF: \$0.00
Arapahoe County Clerk, CO
Page: 1 of 5
Joan Lopez, Clerk & Recorder

E4040130

GRANT OF AVIGATION EASEMENT

This GRANT OF AVIGATION EASEMENT (“**Avigation Easement**”) is executed and delivered as of this 18 day of June, 2024, by Sharon Lee Dowhan and Property 292, LLC, a Colorado limited liability company, as owner of the Property as described below (collectively, “**Grantors**”), and **the City and County of Denver**, a municipal corporation of the State of Colorado (“**Grantee**”).

RECITALS

A. Grantors are the owner in fee simple of that certain real property located in the County of Arapahoe, State of Colorado, legally described in Exhibit A attached hereto and incorporated herein by reference (the “**Property**”).

B. Grantee is the owner and operator of Denver International Airport (the “**Airport**”) situated in the County of Adams and in the City and County of Denver, State of Colorado.

1. GRANT OF AVIGATION EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Grantors, for themselves and their successors and assigns, do hereby grant, bargain, sell, and convey to Grantee and its successors and assigns, for the use and benefit of Grantee, the public, and all users of the Airport, the following easements, rights, and servitudes, which shall be appurtenant to the Airport as to Grantee, and in gross as to tenants and licensees of Grantee, and as to all users of the Airport, based on current as well as full Airport buildout of at least twelve runways, and other future development and/or increase in or expansion of Airport operations (collectively the “**Avigation Easement**”):

1.1 **Passage of Aircraft.** A perpetual nonexclusive easement and right of way for the passage of any and all **Aircraft** (as defined below) landing at, taking off from, or otherwise operating to or from the Airport in, to, over and through all Airspace of the Property to an indefinite height (“**Passage of Aircraft**”).

1.1.1 As used herein, the term “**Aircraft**” shall include, but not be limited to, any contrivance now known or hereafter invented, used or designed for navigation of or flight in the air, whether manned or unmanned and regardless of propulsion method.

1.2 **Incidental Effects.** A perpetual nonexclusive easement and right to cause or create noise from the Passage of Aircraft over or above a plane of five hundred feet (500 feet) above the ground level the Property, and to enter or penetrate into or transmit through any improved or unimproved portion of the Property or any airspace above a plane of five hundred feet (500 feet) above the ground level the ground surface of the Property (the “**Airspace**”), such noise, sounds, vibrations, dust, turbulence, illumination, electronic interference, fumes, fuel vapor particles, interference with sleep and communication, and all other effects that may reasonably be caused by the Passage of Aircraft, (collectively “**Incidental Effects**”), including,

without limitation, any Incidental Effects that may be objectionable or would otherwise constitute a trespass, a permanent or continuing nuisance, personal injury or taking or damage to the Property due to invasiveness, intermittence, frequency, loudness, intensity, toxicity of Aircraft emissions or fuel, interference, emission, odor, annoyance or otherwise. This grant includes Incidental Effects from any future additions to or increases in or changes made to operations at the Airport, including full Airport buildout of at least twelve runways, and other future development and/or increase in or expansion of Airport operations.

1.3 **Waiver of Claims.** Grantors hereby waive, remise, and release any right or cause of action Grantors may now have or which Grantors may have in the future against Grantee and any department, division, or agent of Grantee or the Airport and the United States of America due to the Passage of Aircraft or Incidental Effects. However, nothing stated in this easement shall divest Grantors or their heirs, successors or assigns of any right or cause of action for damages resulting from the unlawful or negligent operation of any aircraft.

2. COVENANTS

2.1 **Interference With Air Navigation.** In furtherance of the easements and rights herein granted, Grantors hereby covenant, for themselves and their successors and assigns, at all times hereafter, as follows:

2.1.1 Grantors will not take any action, cause or allow any electronic, electromagnetic or light emissions, allow any obstruction to exist that would penetrate the “imaginary surfaces” per 14 CFR Part 77 for the Airport’s full twelve runway buildout, or construct any structure on the Property which would conflict or interfere with or infringe Grantee’s rights hereunder, including the full use and enjoyment of the Avigation Easement.

2.1.2 Grantors, their heirs, successors, and assigns shall comply with 14 C.F.R. Part 77 including as it may be amended or replaced.

2.1.3 Grantee may clear and keep the Airspace clear of any portions of buildings, structures, or improvements of any and all kinds, and of trees, vegetation, or other objects, including the right to remove or demolish those portions of such buildings, structures, improvements, trees or any other objects, which extend into the Airspace and the right to cut to the ground level and remove any trees which extend into the Airspace.

2.1.4 Grantee may mark and light, or cause or require to be marked or lighted, as obstructions to air navigation, any and all buildings, structures, or other improvements, and trees or other objects now upon, or that in the future may be upon, the Property, and which extend into the Airspace.

2.1.5 Grantors will not use or permit the use of the Property in such a manner as to create electrical or electronic interference with radio communication or radar operation between any installation upon the Airport and any Aircraft.

2.2 **Changes.** The rights, easements, benefits, waivers, covenants and Agreements granted hereunder, including the Avigation Easement, shall continue notwithstanding any increase or other change in the boundaries, volume of operations, noise, development of new runways or pattern of air traffic at the Airport. The Avigation Easement and this Avigation Easement may not be modified, amended, terminated or abandoned except by execution and delivery of an instrument executed and acknowledged by Grantee, and Grantors agree that, in the absence of such an instrument, no conduct by Grantee or increase, diminution or change in use of the Avigation Easement shall constitute either an overburdening of the Avigation Easement or a termination or abandonment of the Avigation Easement.

3. **GENERAL PROVISIONS**

3.1. **Interpretation.** No provision of this Avigation Easement is to be interpreted for or against any party because that party or that party's legal representative drafted such provision.

3.2. **Waiver.** No violation or breach of any provision of this Avigation Easement may be waived unless in writing. Waiver of any one breach of any provision of this Avigation Easement shall not be deemed to be a waiver of any other breach of the same or any other provision of this Avigation Easement.

3.3. **Severability.** In the event that any one or more covenant, condition, right, or other provision contained in this Avigation Easement is held to be invalid, void, or illegal by any court of competent jurisdiction, the same shall be deemed severable from the remainder of this Avigation Easement and shall in no way affect, impair, or invalidate any other covenant, condition, right, or other provision contained in this Avigation Easement.

3.4. **Additional Documents.** In addition to the documents and instruments to be delivered as provided in this Avigation Easement, Grantors or their successors and assigns shall, from time to time at the request of Grantee, execute and deliver to Grantee such other documents and shall take such other action as may be reasonably required to carry out more effectively the terms of this Avigation Easement.

3.5. **Governing Law.** This Avigation Easement Agreement has been negotiated and entered into in the State of Colorado, and shall be governed by, construed and enforced in accordance with the statutory, administrative and judicial laws of the State of Colorado. Venue for any action arising from this agreement shall be in the City and County of Denver.

3.6. **Integration.** This Avigation Easement, including the exhibits, constitutes the final, complete and exclusive statement of the parties relative to the subject matter hereof and there are no oral or parol agreements existing between Grantors and Grantee relative to the subject matter hereof which are not expressly set forth herein and covered hereby. This is an integrated agreement.

3.7. **Recordation.** This Avigation Easement shall be recorded in the real property records of the Clerk and Recorder of County of Arapahoe, State of Colorado.

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

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 582 AND IN RULE, ORDER AND JUDGMENT RECORDED DECEMBER 15, 1966 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.

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.

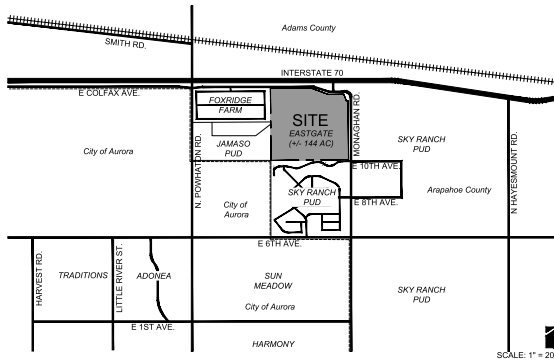
MAINTENANCE EASEMENT: A MAINTENANCE EASEMENT IS REQUIRED FOR DEVELOPMENTS WITH ZERO SIDE SETBACKS IF ONE STRUCTURE IS BUILT ON THE LOT LINE. IN ORDER TO MAINTAIN STRUCTURE WITH THE ZERO SIDE SETBACK, A MAINTENANCE EASEMENT WILL BE REQUIRED ON THE ADJACENT LOT TO ENABLE MAINTENANCE TO BE PERFORMED ON 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:

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

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 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 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.

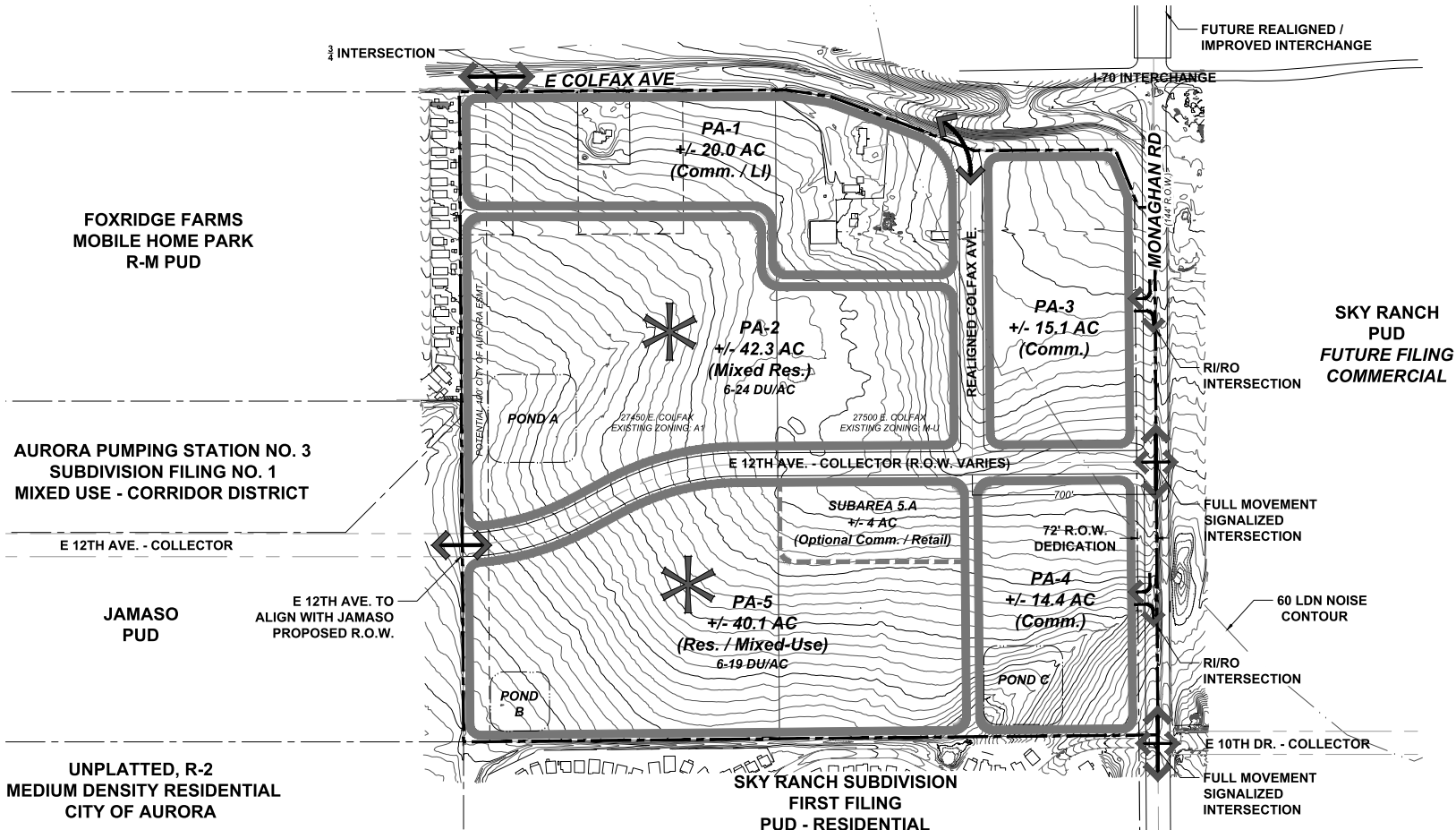
V. TRAFFIC

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.

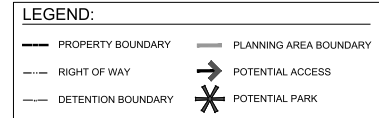
THE APPLICANT WILL BE REQUIRED TO PREPARE A TRANSPORTATION DEMAND MANAGEMENT PLAN FOR REVIEW AND APPROVAL WITH THE SPECIFIC DEVELOPMENT PLAN.

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

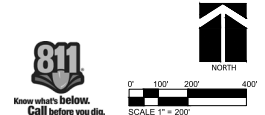


PLANNING AREA	LAND USE	GROSS ACRES	% OF TOTAL	MAX. RESIDENTIAL AREA	MIN. DU / AC	MAX. DU/AC	MAX. ALLOWED UNITS
1	COMMERCIAL / LIGHT INDUSTRIAL	+/- 20.0	14%	N/A			
2	MIXED RESIDENTIAL	+/- 42.3	29%	42.3 (100%)	6* / 8	24	650
3	COMMERCIAL / RETAIL	+/- 15.1	11%	N/A			
4	COMMERCIAL / RETAIL	+/- 14.4	10%	N/A			
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



OWNER / CLIENT
 PROPERTY 292, LLC
 PROJECT 1207 0000
ENGINEER
 LANDSCAPE ARCHITECTURE
 707 Santa Fe Drive
 Suite 100
 303.742.0300
 planwest.com

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

ISSUE RECORD

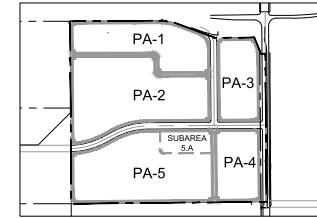
11/26/2023	SUBMITTAL E.2	
11/26/2023	SUBMITTAL E.3	AM
11/26/2023	SUBMITTAL E.4	PV
11/26/2023	SUBMITTAL E.5	
11/26/2023	SUBMITTAL E.6	

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	
	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*		
	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*		P
	Building/landscape material sales yard	P*	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*		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
	Commercial mobile radio facilities (CMRS), freestanding concealed		P	P	P	P
	Commercial mobile radio facilities (CMRS), freestanding not concealed		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				
	Major public utility facility	P	P	P	P	P
	Minor public utility facility (Distribution substation, underground distribution lines)	P	P	P	P	P
Utilities & Infrastructure	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)



OWNER / CLIENT
 PROPERTY 992, LLC
 PROJECT 1207000
 ENGINEER
 1000 BANKERS BUILDING
 300 7th St. Suite 100
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**GENERAL DEVELOPMENT PLAN (GDP)
 EASTGATE - REZONING PLAN
 ARAPAHOE COUNTY, CO**

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

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
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DEVELOPMENT STANDARDS
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