**General Development Plan**

**Sunrise Gateway General Development Plan**

A part of the NW 1/4 of Section 3, T. 3 S., R. 66 W., 6th P.M.

City and County of Denver, State of Colorado.

Located at Tower Road and 70th Ave.

**Owner's Certification**

By: [Signature]

Date: [Date]

**Development Standards**

- **Lot Size:**
  - For some lots bounding Tower Rd. and among those
  - With 100 ft. min. width of such lots

- **Density:**
  - 20 X Floor Area Ratio (FAR)
  - 30 X FAR

- **Building Height:**
  - 75 ft. maximum

- **Setback:**
  - 25 X at least 5 feet

- **Parking:**
  - As per Gateway Zone District regulations and guidelines

- **Signage:**
  - As per Gateway Zone District regulations and guidelines

- **Gatehouse Ordinance:**
  - City and County of Denver ordinances will apply.

**General Notes**

1. There shall be a minimum of 20 mature trees.
2. The trees shall be at least 10 feet in diameter at 4 feet above the ground.
3. Trees shall be located in a manner that will not obstruct views.
4. Trees shall be spaced at least 20 feet apart.
5. Trees shall be watered regularly.
6. Trees shall be maintained in good health.

**Land Uses**

- **Residential:**
  - Low-rise residential
  - Mixed-use commercial

- **Commercial:**
  - Low-rise commercial

**Approvers**

- **Approved By:**
  - [Signature]
  - Date: [Date]

**Clerk & Recorder's Certification**

State of Colorado

City and County of Denver

I hereby certify that this map was filed by [Name of Developer] for the purpose of recording a preliminary plat. The plat was recorded in book [Book Number], page [Page Number] on [Date].

[Signature]

Office of the Clerk and Recorder