

P-630

# GREEN VALLEY RANCH GENERAL DEVELOPMENT PLAN

PORTIONS OF SECTIONS 14, 15, 22 AND 23 OF TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
CITY AND COUNTY OF DENVER, STATE OF COLORADO  
TOWER ROAD TO PICADILLY ROAD, 48TH AVENUE TO 56TH AVENUE  
COVER SHEET

## LEGAL DESCRIPTION

A PARCEL OF LAND BEING PORTIONS OF SECTIONS 14, 15, 22 AND 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNINGS AT THE CENTER CORNER OF SAID SECTION 15; THENCE A LONG THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15 NORTH 00°10'00" WEST 2831.01 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 56TH AVENUE, SAID RIGHT-OF-WAY LINE BEING PARALLEL WITH AND 30.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE NORTHERLY LINE OF SAID SECTIONS 14 AND 15; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING (3) COURSES:

(1) NORTH 89°27'04" EAST 2849.49 FEET;  
(2) THENCE NORTH 89°56'40" EAST 2653.32 FEET;  
(3) THENCE NORTH 89°56'24" EAST 2623.02 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF PICADILLY ROAD, SAID RIGHT-OF-WAY LINE BEING PARALLEL WITH AND 30.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EASTERLY LINE OF SAID SECTIONS 14 AND 23; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING (3) COURSES:

(1) SOUTH 00°10'33" WEST 2616.83 FEET;  
(2) THENCE SOUTH 00°10'23" WEST 2653.51 FEET;  
(3) THENCE SOUTH 00°04'30" EAST 609.32 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 48TH AVENUE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING (4) COURSES:

(1) SOUTH 89°55'30" WEST 30.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 50.00 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 89°55'30" WEST;  
(2) THENCE SOUTHERLY, SOUTHWESTERLY AND WESTERLY ALONG SAID CURVE 78.54 FEET THROUGH A CENTRAL ANGLE OF 89°59'50";  
(3) THENCE TANGENT TO SAID CURVE SOUTH 89°55'20" WEST 1208.57 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1580.00 FEET;

(4) THENCE WESTERLY ALONG SAID CURVE 232.56 FEET THROUGH A CENTRAL ANGLE OF 8°32'28" TO THE EASTERLY LINE OF TRACT B OF GREEN VALLEY RANCH FILING NO. 11, RECORDED IN BOOK 30, PAGES 19 AND 20 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER;

THENCE ALONG THE EASTERLY, NORTHERLY AND WESTERLY LINES OF SAID TRACT B THE FOLLOWING (3) COURSES:

(1) NORTH 12°28'43" WEST 143.54 FEET;  
(2) THENCE SOUTH 77°31'17" WEST 210.00 FEET;  
(3) THENCE SOUTH 12°28'43" EAST 143.54 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1580.00 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 12°28'43" EAST, SAID POINT BEING ALSO ON SAID NORTHERLY RIGHT-OF-WAY LINE OF EAST 48TH AVENUE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING (5) COURSES:

(1) SOUTHWESTERLY ALONG SAID CURVE 210.53 FEET THROUGH A CENTRAL ANGLE OF 7°43'57" TO THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1440.00 FEET, A RADIAL LINE FROM SAID POINT BEARS NORTH 24°04'14" WEST;  
(2) THENCE SOUTHWESTERLY ALONG SAID CURVE 593.22 FEET THROUGH A CENTRAL ANGLE OF 23°36'13";  
(3) THENCE TANGENT TO SAID CURVE SOUTH 89°31'59" WEST 1518.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1440.00 FEET;

(4) THENCE NORTHWESTERLY ALONG SAID CURVE 807.80 FEET THROUGH A CENTRAL ANGLE OF 24°10'32";  
(5) THENCE TANGENT TO SAID CURVE NORTH 89°17'23" WEST 114.54 FEET TO THE SOUTHEASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN BOOK 3135, PAGE 382, CITY AND COUNTY OF DENVER RECORDS; THENCE ALONG THE SOUTHEASTERLY AND NORTHEASTERLY LINES OF SAID PARCEL OF LAND THE FOLLOWING (2) COURSES:

(1) NORTH 23°42'31" EAST 150.00 FEET;  
(2) THENCE NORTH 89°17'23" WEST 140.00 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HIMALAYA ROAD, AS DESCRIBED AT RECEPTION NUMBER 86-1077727, CITY AND COUNTY OF DENVER RECORDS; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE NORTH 23°42'31" EAST 150.91 FEET TO THE SOUTHERLY LINE OF SAID SECTION 15; THENCE ALONG SAID SOUTHERLY LINE SOUTH 89°31'04" WEST 131.54 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID HIMALAYA ROAD; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING (2) COURSES:

(1) SOUTH 23°42'31" WEST 197.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 50.00 FEET;  
(2) THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG SAID CURVE 78.54 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" TO SAID NORTHERLY RIGHT-OF-WAY LINE OF EAST 48TH AVENUE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING (4) COURSES:

(1) NORTH 86°17'29" WEST 205.15 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2060.00 FEET;  
(2) THENCE NORTHWESTERLY ALONG SAID CURVE 869.34 FEET THROUGH A CENTRAL ANGLE OF 24°10'46";  
(3) THENCE SOUTH 89°31'45" WEST 952.18 FEET;  
(4) THENCE SOUTH 89°31'41" WEST 2191.77 FEET TO THE EASTERLY LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 1410, PAGE 390, CITY AND COUNTY OF DENVER RECORDS;

THENCE ALONG THE EASTERLY AND NORTHERLY LINES OF SAID PARCEL OF LAND THE FOLLOWING (2) COURSES:  
(1) NORTH 00°15'23" WEST 290.00 FEET;  
(2) THENCE SOUTH 89°31'41" WEST 390.00 FEET TO THE EASTERLY LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 2568, PAGE 174, CITY AND COUNTY OF DENVER RECORDS;

THENCE ALONG THE EASTERLY AND NORTHERLY LINES OF SAID PARCEL OF LAND THE FOLLOWING (2) COURSES:  
(1) NORTH 00°15'23" WEST 75.00 FEET;  
(2) THENCE SOUTH 89°31'41" WEST 30.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF TOWER ROAD, SAID RIGHT-OF-WAY LINE BEING PARALLEL WITH AND 30.00 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF SAID SECTION 15; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 00°15'23" WEST 2335.41 FEET TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE ALONG SAID NORTHERLY LINE NORTH 89°29'23" EAST 2615.90 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF THE HIGHLINE CANAL (100.00 FEET WIDE) LYING WITHIN THE ABOVE DESCRIBED PARCEL OF LAND.

CONTAINING 18.705 ACRES (814,801 SQ. FT.), MORE OR LESS.

EXCEPTING THEREFROM THAT PARCEL OF LAND TO EBERT METROPOLITAN DISTRICT, AS DESCRIBED AT RECEPTION NUMBER 020005, CITY AND COUNTY OF DENVER RECORDS.

CONTAINING 11.246 ACRES (489,876 SQ. FT.), MORE OR LESS.

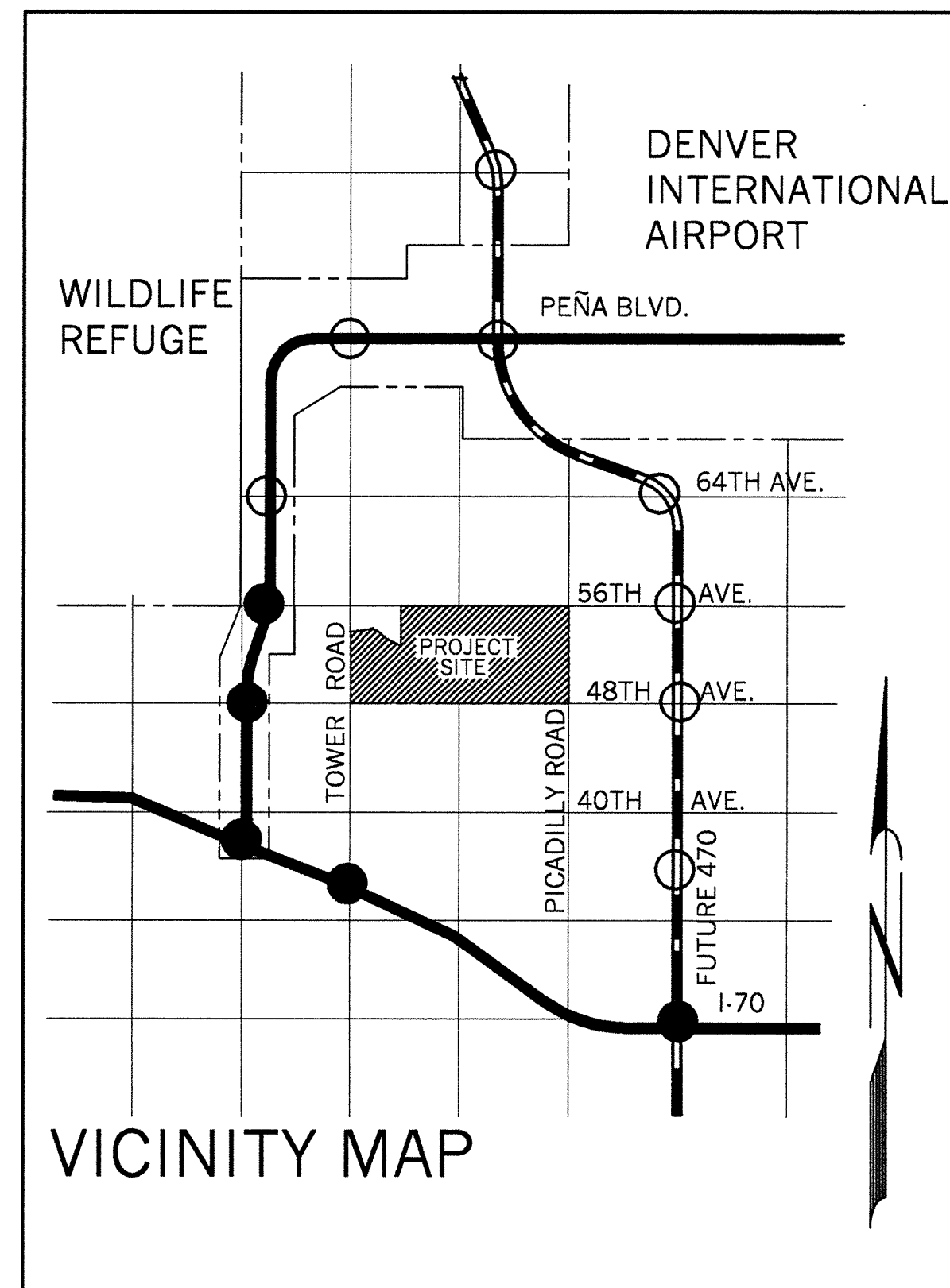
CONTAINING 1179.820 NET ACRES (51,392,965 SQ. FT.), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.

C. REY TENNEY  
COLORADO REGISTERED LAND SURVEYOR  
FOR AND ON BEHALF OF AZTEC CONSULTANTS  
PROFESSIONAL LAND SURVEYOR  
17866  
11/6/00  
DATE

## STATISTICAL INFORMATION

PROJECT AREA 1237.2 ACRES 53,891,719 SQ.FT.



## SIGNATURE BLOCKS

### OWNER:

C & H RANCH COMPANY, A COLORADO LIMITED LIABILITY COMPANY

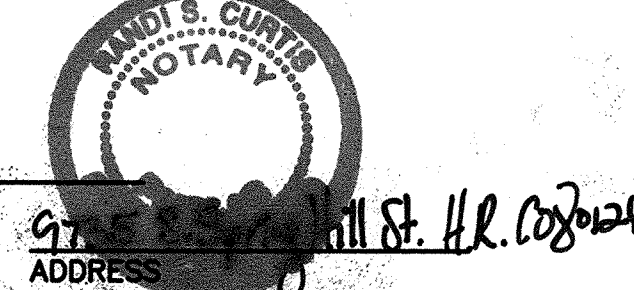
PATRICK H. HAMILL, MANAGING PARTNER

STATE OF COLORADO }  
CITY AND COUNTY OF DENVER }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF November, 2000, BY PATRICK H. HAMILL C & H LAND COMPANY LLC, A COLORADO LIMITED LIABILITY COMPANY:

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 9-8-04  
Rosemary Rodriguez  
NOTARY PUBLIC



### APPROVALS:

ZONING ADMINISTRATOR 11-13-00 DATE

CONDITIONS OF APPROVAL RECORDED IN BOOK PAGE  
CLERK AND RECORDER RECORDATION NUMBER

## STATEMENT OF INTENT

GREEN VALLEY RANCH

This 1,237 - acre site is envisioned as a planned community anchored by a Town Center. It has two villages, the Town Center and the Golf Course Village. The Town Center Village will have a more urban character, similar to older parts of Denver, with a modified grid street system, a Main Street retail area, and a more linear form. The Golf Course Village will have a more suburban feel, with the Perry Dye designed golf course meandering along First Creek, complimented by a curvilinear street system to follow the edge of the golf course.

Areas Zoned C - MU - 20 (see Zoning Map) Areas A1 and A2, in the area of the Town Center, are planned for mixed - use development. The waivers and conditions for A1 limit the range and intensity of uses to conform to this concept and call for a 26 to 45 acre community park near the center of the area. Numerous additional waivers and conditions for A2 limit the location and intensity of non - residential uses to avoid "strip commercial" development along 48th Avenue. In Area B1, just a few waivers and conditions are included for uses fronting along 56th Avenue, but there are numerous waivers and conditions for uses fronting on the interior east - west collector street. Uses other than residential and neighborhood - serving non - residential streets may not directly access this interior street. Area B2 has numerous waivers and conditions that make it generally equivalent to R - MU - 20 zoning. It will be primarily residential in nature, and the location of non - residential uses is controlled by waivers and conditions.

Areas Zoned R - MU - 20 Area C is zoned R - MU - 20 and will include a golf course, surrounded by residential development. Waivers and conditions limit the location and intensity of non - residential uses. Area D will have a combination of residential and non - residential uses, with the location and intensity of non - residential uses limited by waivers and conditions.

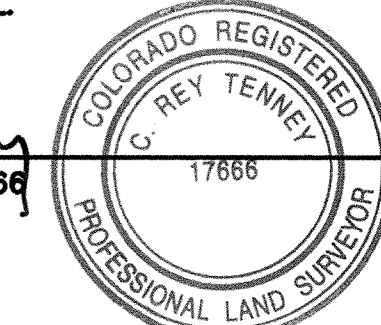
All development will be designed to conform with the Gateway Design Standards.

Project Phasing - Development will generally proceed from south to north.

## SURVEYOR'S CERTIFICATE:

I, C. REY TENNEY, PLS., A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY FOR GREEN VALLEY RANCH GENERAL DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAN ACCURATELY AND PROPERLY SHOWS SAID PARCEL.

C. Rey Tenney  
C. REY TENNEY, PLS. NO. 17866  
11/6/00  
DATE



## CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO }  
CITY AND COUNTY OF DENVER }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 2:04 P.M. Nov. 21, 2000, AND DULY RECORDED IN BOOK 26, PAGE 13-80.

Rosemary Rodriguez  
CLERK AND RECORDER  
By: Sheila Palermo  
DEPUTY CLERK AND RECORDER  
FEE: \$80.00

## SHEET INDEX

SHEET TITLE	SHEET NO.
COVER SHEET	1
ZONING MAPS	2
EXISTING CONDITIONS	3
CONCEPTUAL LAND USE PLAN	4
CIRCULATION PLAN	5
WATERLINE MASTER PLAN	6
SANITARY SEWER MASTER PLAN	7
OUTFALL MASTER PLAN	8

SCALE

DATE 11/2/00

REVISION DESCRIPTION

DATE BY

GREEN VALLEY RANCH COVER SHEET

PREPARED FOR C&H RANCH COMPANY, LLC

6130 GREENWOOD PLAZA BLVD. ENGLEWOOD CO 80111

ARCHITECTS - PLANNERS

JOB NO. 99008A

SHEET 1 OF 8

GREEN VALLEY RANCH GDP













