

# THE DENVER CONNECTION - TOWER ROAD 1

## A GENERAL DEVELOPMENT PLAN

A PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6th P.M.  
CITY AND COUNTY OF DENVER, STATE OF COLORADO  
LOCATED APPROXIMATELY AT:  
18401 EAST 44TH AVENUE

### LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

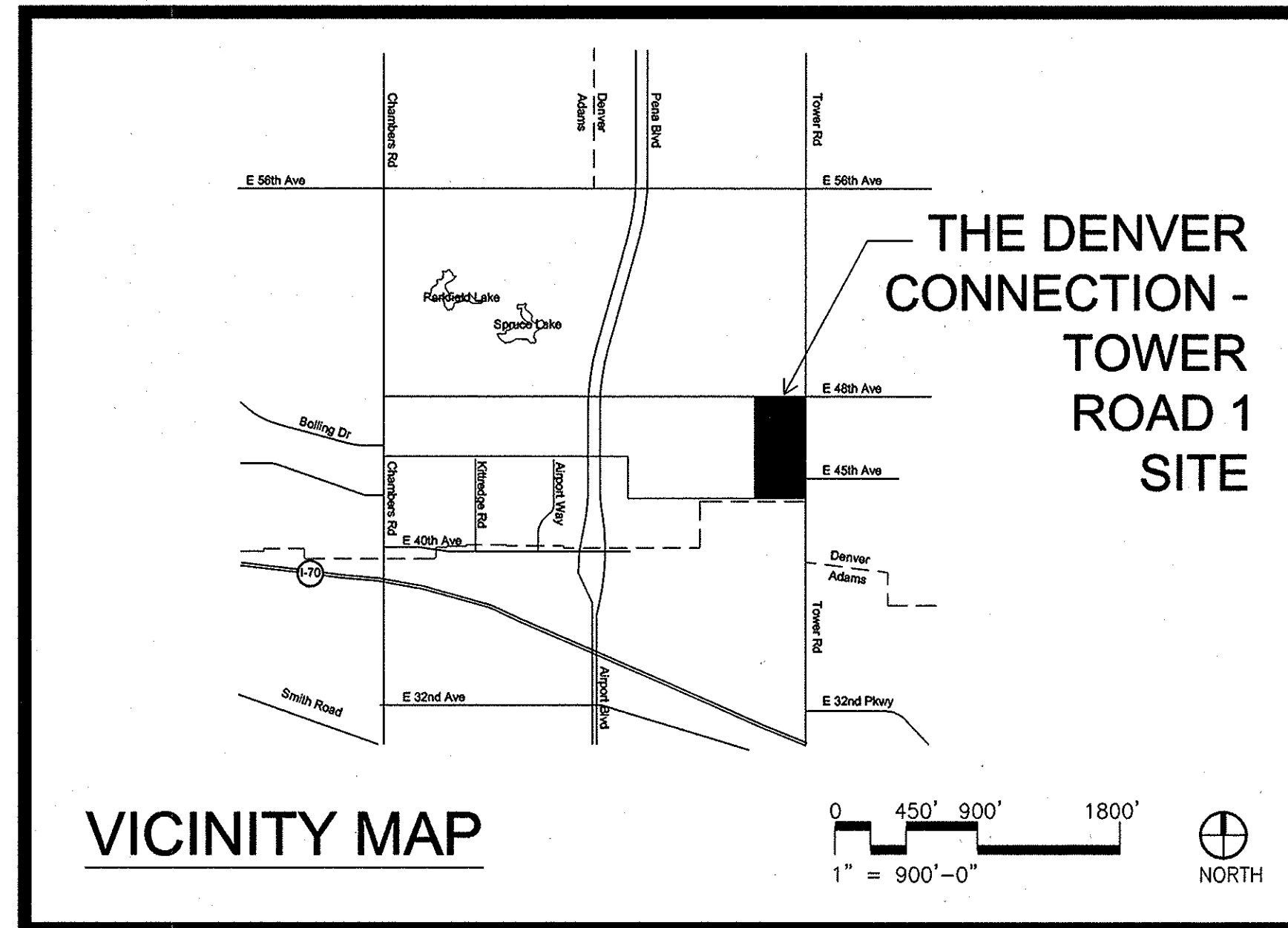
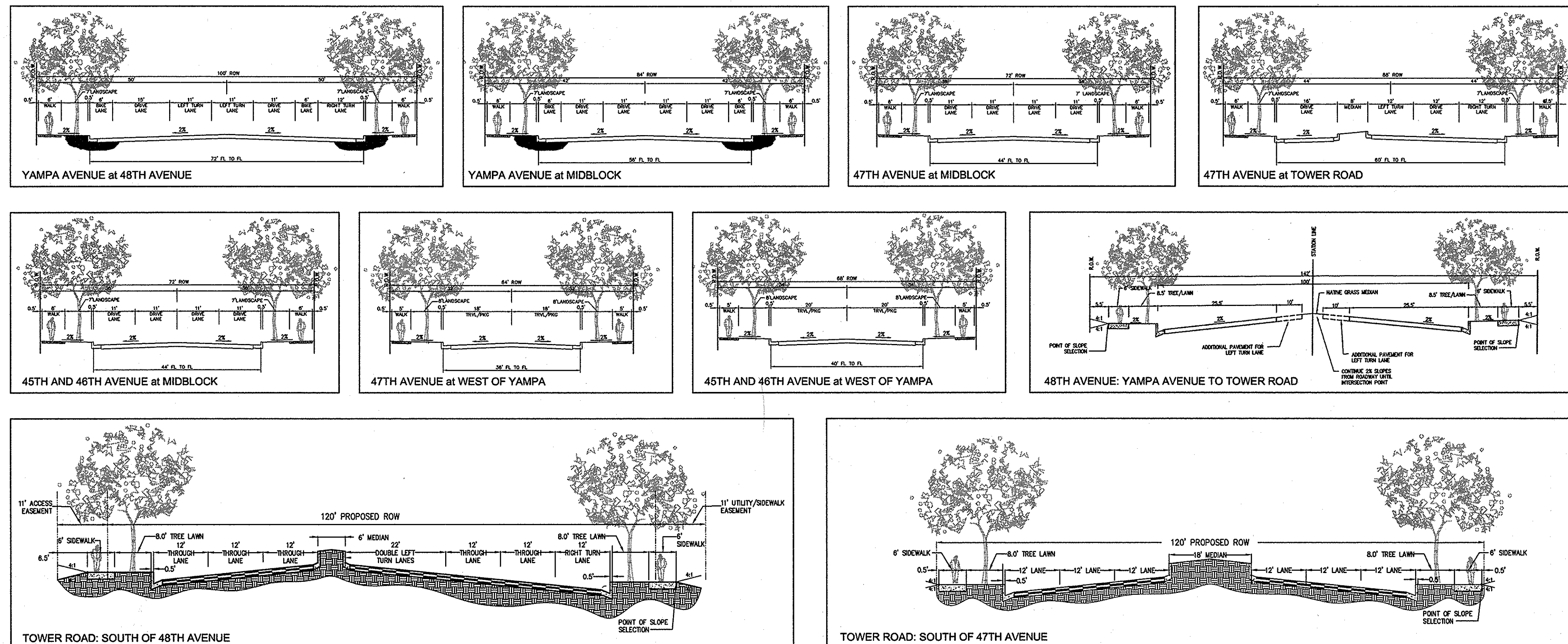
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 21, THENCE SOUTH 00°03'55" WEST ALONG THE EASTERLY LINE OF SAID SECTION 21 A DISTANCE OF 71.00 FEET TO A POINT; THENCE SOUTH 89°57'03" WEST A DISTANCE OF 60.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF TOWER ROAD AND THE POINT OF BEGINNING; THENCE SOUTH 00°03'55" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE PARALLEL WITH AND 60.00 FEET WESTERLY OF THE EASTERLY LINE OF SAID NORTHEAST ONE-QUARTER A DISTANCE OF 2585.26 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID NORTHEAST ONE-QUARTER; THENCE NORTH 89°58'15" WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 790.10 FEET TO A POINT; THENCE NORTH 00°03'55" EAST A DISTANCE OF 2584.18 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 48TH AVENUE; THENCE NORTH 89°57'03" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE PARALLEL WITH AND 71.00 FEET SOUTHERLY OF THE NORTHERLY LINE OF SAID NORTHEAST ONE-QUARTER A DISTANCE OF 790.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 46.88 ACRES (2,042,179 S.F.)

### GENERAL NOTES

- THE CURRENT PROPERTY IS ZONED: CMU-20 AND LOCATED IN QUAD MAP NE216
- CURRENT WAIVERS ON THE PROPERTY: ORDINANCE NO. 424 - COUNCIL BILL NO. 333 - SERIES OF 1999. SECTION 1.3. A) THAT IN THE APPLICATION THE OWNER/APPLICANT HAS REPRESENTED THAT IF THE ZONING CLASSIFICATION IS CHANGED PURSUANT TO ITS APPLICATION, THE OWNER/APPLICANT WILL AND HEREBY DOES WAIVE THE RIGHT TO USE OR OCCUPY THE LAND HEREINAFTER DESCRIBED OR TO USE, OCCUPY OR ERECT THEREON ANY STRUCTURE OR STRUCTURES DESIGNED, ERECTED, ALTERED, OPERATED OR OCCUPIED FOR THE FOLLOWING: SCHOOL, BOARDING, PARKING OF VEHICLES; AND RECYCLING COLLECTION STATIONS. B) WAIVE THE RIGHT TO USE OR OCCUPY THE LAND HEREINAFTER DESCRIBED OR TO USE, OCCUPY OR ERECT THEREON ANY STRUCTURE OR STRUCTURES DESIGNED, ERECTED, ALTERED, OPERATED OR OCCUPIED FOR THE FOLLOWING UNLESS APPROVED BY THE SPECIAL REVIEW PROCEDURE IDENTIFIED IN MUNICIPAL CODE: ROOMING AND/OR BOARDING HOUSE; MAJOR IMPACT UTILITY; BUILDING CONTRACTORS, GENERAL, MORTUARY, AND WHOLESALE SALES. PASSED BY THE COUNCIL JUNE 7, 1999.
- NO EXISTING BUILDINGS
- NO EXISTING STANDS OF MATURE TREES
- AN ON-STREET BICYCLE ROUTE ALONG BOTH SIDES OF YAMPA STREET WILL BE PROVIDED.
- THERE ARE NO 100 YEAR FLOOD PLAINS ON THE SITE.
- THE GENERAL LAND USE CONCEPT FOR PORTIONS OF THE DENVER CONNECTION-TOWER ROAD CONTAINED WITHIN THE BOUNDARIES OF THIS GENERAL DEVELOPMENT PLAN ARE TO BE DEVELOPED WITHIN THE C-MU-20 MIXED USE ZONE DISTRICT WHICH INCLUDES A MIX OF COMMERCIAL AND INDUSTRIAL USES THAT WILL BE LOCATED ALONG OR NEAR ARTERIALS OR OTHER HIGH TRAFFIC STREETS.
- SITE AND BUILDING DESIGN WILL BE OF A QUALITY THAT ENHANCES THE CHARACTER OF THE STREETS. THE PLAN WILL UTILIZE COMMON DESIGN ELEMENTS IN LANDSCAPE AND BUILDING DESIGN TO CREATE A DISTINCTIVE AND UNIFIED CHARACTER WITHIN THE AREA OF THE GENERAL DEVELOPMENT PLAN.
- THE BASIS OF BEARING IS S00°03'55"W A DISTANCE OF 2656.34 ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 21 BETWEEN THE MONUMENTS SHOWN AND DESCRIBED HEREON, AND AS SHOWN ON PRIOR SURVEYS OF THE PROPERTY.

### STREET SECTIONS



### STATISTICAL INFORMATION

GROSS PROJECT AREA	46.88 ACRES (2,042,179 S.F.)
NET PROJECT AREA	46.88 ACRES (2,042,179 S.F.)
MAXIMUM BUILDING HEIGHT	PER CMU-20 ZONING
MAXIMUM GROSS FLOOR AREA	46.88 ACRES (2,042,179 S.F.)

### OWNER'S SIGNATURES

WE, UNDERSIGNED, SHALL COMPLY WITH ALL REGULATIONS CONTAINED IN CHAPTER 59, ARTICLE VIII, SECTIONS 59-616 THROUGH 59-623 OF THE REVISED MUNICIPAL CODE OF THE CITY AND COUNTY OF DENVER.

SIGNATURE OF ALL LAND AND STRUCTURES INCLUDED ON THIS PLAN.

C.P. BEDROCK LLC  
BY: C.P. Burke DATE: 9-1-05  
C.P. BURKE, C.P. BEDROCK LLC  
New York  
New York  
STATE OF COLORADO } S.S.  
CITY AND COUNTY OF DENVER }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1<sup>st</sup> DAY OF September A.D. 2005  
BY C.P. BURKE AS MANAGING PARTNER OF C.P. BEDROCK LLC.

Janice Pugh  
WITNESS MY HAND AND OFFICIAL SEAL  
1301 5th Avenue, New York, NY 10029  
ADDRESS

### SURVEYOR'S CERTIFICATION

I, LARRY HAGAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY FOR THE DENVER CONNECTION - TOWER ROAD 1 GENERAL DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAN ACCURATELY AND PROPERLY SHOWS SAID SURVEY.

Larry W. Hagan  
LARRY W. HAGAN, P.L.S., NO. 18112 DATE: 12/3/05  
18112  
PROFESSIONAL LAND SURVEYOR

### APPROVALS

APPROVED BY Scott Straps DATE: 12-12-05  
ZONING ADMINISTRATOR  
APPROVED BY Scott Straps DATE: 12-12-05  
MANAGER COMMUNITY PLANNING AND DEVELOPMENT

### CLERK & RECORDER'S CERTIFICATION

STATE OF COLORADO }  
CITY AND COUNTY OF DENVER }

I HEREBY, CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 12:22 (HOUR) O'CLOCK A.M. Dec 16 2005 AND DULY RECORDED IN PLANNING DEVELOPMENT BOOK 2005213782 AND PAGES 2005213782

Wayne E. Vaden  
CLERK AND RECORDER, EX-OFFICIO CLERK OF CITY AND COUNTY OF DENVER  
BY Linda R. Woot  
DEPUTY CLERK AND RECORDER

### PREPARED BY:

**RNL**  
RNL DESIGN  
1515 ARAPAHOE STREET  
TOWER 3, SUITE 700  
DENVER, COLORADO  
80202  
PHONE: 303-295-1717  
FAX: 303-292-0845

### DEVELOPER:

**C.P. Bedrock LLC**  
1733 S. WADSWORTH BLVD.  
LAKEWOOD, COLORADO  
80232  
PHONE: 303-989-4443  
FAX: 303-989-1012

### SUBMITTAL DATE:

- ORIGINAL SUBMITTAL: SEPTEMBER 9, 2003
- SECOND SUBMITTAL: 18 FEBRUARY 2004
- THIRD SUBMITTAL: 14 MAY 2004
- FOURTH SUBMITTAL: 16 JULY 2004
- FIFTH SUBMITTAL: 16 DECEMBER 2004
- SIXTH SUBMITTAL: 10 JUNE 2005
- FINAL SUBMITTAL: 1 AUGUST 2005

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