

P-539

Gateway Park IV West 2nd Amended General Development Plan

West 1/2 of Section 20, Township 3 South, Range 66 West of the 6th PM
City and County of Denver, State of Colorado
Located at Chambers Road and 40th Avenue

LEGAL DESCRIPTION

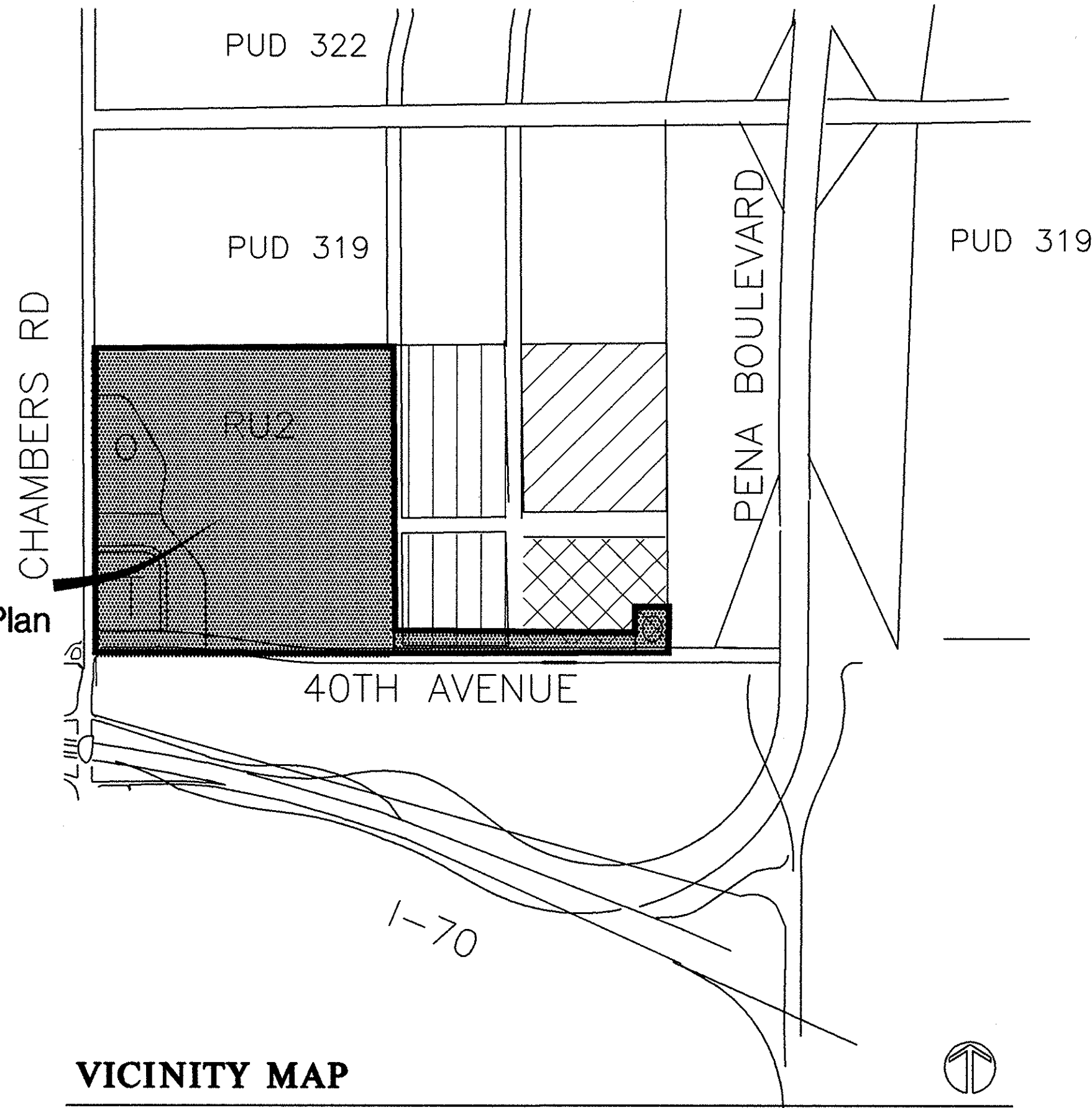
A parcel of land being a portion of the north one-half of Section 20, Township 3 South, Range 66 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Commencing at the Southwest corner of the North one-half of the Southwest one-quarter of said Section 20; thence North 89°52'04" East along the South line of the North one-half of the Southwest one-quarter of said Section 20 a distance of 30.00 feet to a point on the centerline of Chambers Road, said point being the true point of beginning; thence North 00°27'17" West along the centerline of said Chambers Road a distance of 1324.05 feet to a point 30.00 feet East of and parallel with the West line of the Southwest one-quarter of said Section 20; thence North 00°31'28" East along the centerline of said Chambers Road a distance of 1015.95 feet; thence North 89°40'01" East a distance of 2355.84 feet; thence South 00°07'54" East a distance of 1906.51 feet; thence South 03°56'45" East a distance of 240.53 feet; thence South 00°07'54" East a distance of 96.66 feet to a point 105.00 feet North of the South line of the North one-half of the Southwest one-quarter of said Section 20; thence North 89°52'04" East, 105.00 feet North of and parallel with the South line of the North one-half of the Southwest one-quarter of said Section 20 a distance of 263.17 feet; thence North 89°52'06" East a distance of 1279.47 feet; thence North 00°13'15" East a distance of 350.00 feet; thence North 89°52'06" East a distance of 355.00 feet to a point on the West right-of-way line of Pena Boulevard; thence South 00°13'15" West along the West right-of-way line of said Pena Boulevard a distance of 455.00 feet to a point on the South line of the North one-half of the Southeast one-quarter of said Section 20; thence South 89°52'06" West along the South line of the North one-half of the Southeast one-quarter of said Section 20 a distance of 1633.83 feet to the Southeast corner of the North one-half of the Southwest one-quarter of said Section 20; thence South 89°52'04" West along the South line of the North one-half of the Southwest one-quarter of said Section 20 a distance of 2639.16 feet to the true point of beginning.

Containing 5,867,148 square feet or 134.6912 acres.

Prepared March 28, 1997
By: C. R. Moore Land Surveying
P. O. Box 5153
Arvada, CO. 80005
303-422-1918

Gateway Park IV West
2nd Amended
General Development Plan

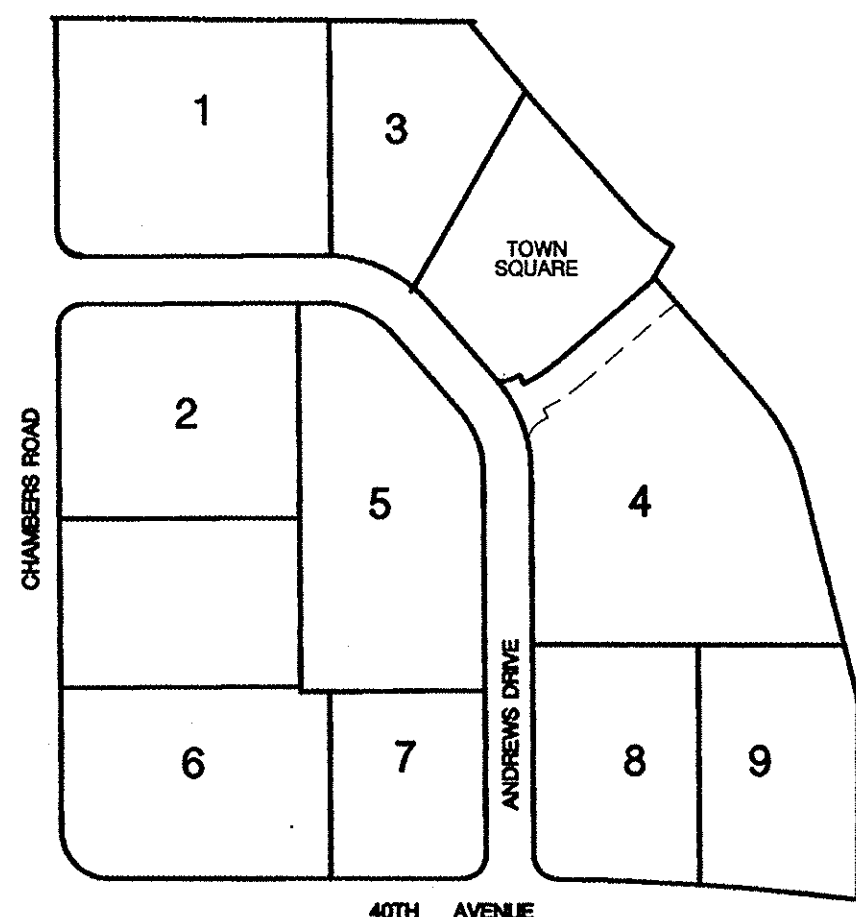


VICINITY MAP

STATEMENT OF INTENT FOR AMENDMENT

The purpose of this amendment to the General Development Plan is to provide for the special review use of Automobile Gasoline Filling Station at the location shown on the plan. This use complies with the following conditions set forth in the Gateway Zone District Ordinance:

- Proposed use does not include sales or rental of motor vehicles;
- Proposed use does not perform engine or transmission overhauls, body or fender work, auto glass work, painting, welding, tire recapping or auto dismantling;
- Proposed use shall comply with the requirement to deposit all discarded parts and materials into a completely enclosed container concealed from adjacent properties;
- There will be no parking of vehicles being serviced or stored for customers on public streets, alleys, sidewalks or public parking strips;
- Proposed use shall ensure that occupants of nearby structures are not disturbed, either by day or by night, by the movement of vehicles.
- The proposed use may include car wash facilities.



TSU DETAIL

STATISTICAL INFORMATION

Gross Project Area	134.69 AC	
Right-of-way	15.97 AC	
Net Project Area	118.72 AC	
Number of Dwelling Units	880 DU	
Average Residential Density	9.3 DU/AC	
Gross Floor Area (net project area)	350,745 GSF	Floor Area Ratio: 0.6
Open Space (OSU)	12.97 AC	
(OSU, lake and private streetscape setbacks represent 33.2 acres, or 24.5 % of gross area and 30% of net project area.)		

OWNER'S SIGNATURE

We, the undersigned, shall comply with all regulations contained in Chapter 59, Article III, Division 34 of the Revised Municipal Code of the City and County of Denver.

Signature of all owners of land and structures included in this plan.

GATEWAY PARK IV, LLC, a Colorado limited liability company

By: Gateway Business Park, LLC,
a Colorado limited liability company, its Manager

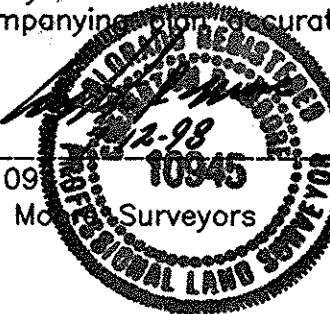
By: Paul Powell
Paul Powell, Authorized Signatory

7-11-98
Date

SURVEYOR'S CERTIFICATION

I, Creighton R. Moore, a Registered Land Surveyor in the State of Colorado, do hereby certify that the survey for the Gateway Park IV West Amended General Development Plan was made under my supervision and the accompanying map accurately and properly shows said parcel.

By: Creighton R. Moore, PLS 10945
For and on behalf of C.R. Moore & Associates, Inc., Surveyors



7-12-98
Date

APPROVALS

Approved by John Korwan 7/20/98
For the Zoning Administrator Date

Approved by Samuel D. Wills 7-16-98
For the Planning Director Date

Approved by the City and County of Denver Planning Board on 7-1-98

CLERK & RECORDER'S CERTIFICATION

State of Colorado)
City and County of Denver)ss

I hereby certify that this instrument was filed for record in my office at 9:33 o'clock A.M., July 23rd 1998, and duly recorded in Planned Development Book 19

Pages 65, 66 Reception #9800117664

[Signature]
Clerk and Recorder, Ex-Officio Clerk of the City and County of Denver

By: Blonde Stewart
Deputy Clerk and Recorder

Fee 321



Revisions: June 10, 1998
Date Submitted: April 7, 1998

OWNER & APPLICANT:
GATEWAY PARK IV WEST LLC
15200 E. 33RD PLACE, STE G
AURORA, COLORADO 80111

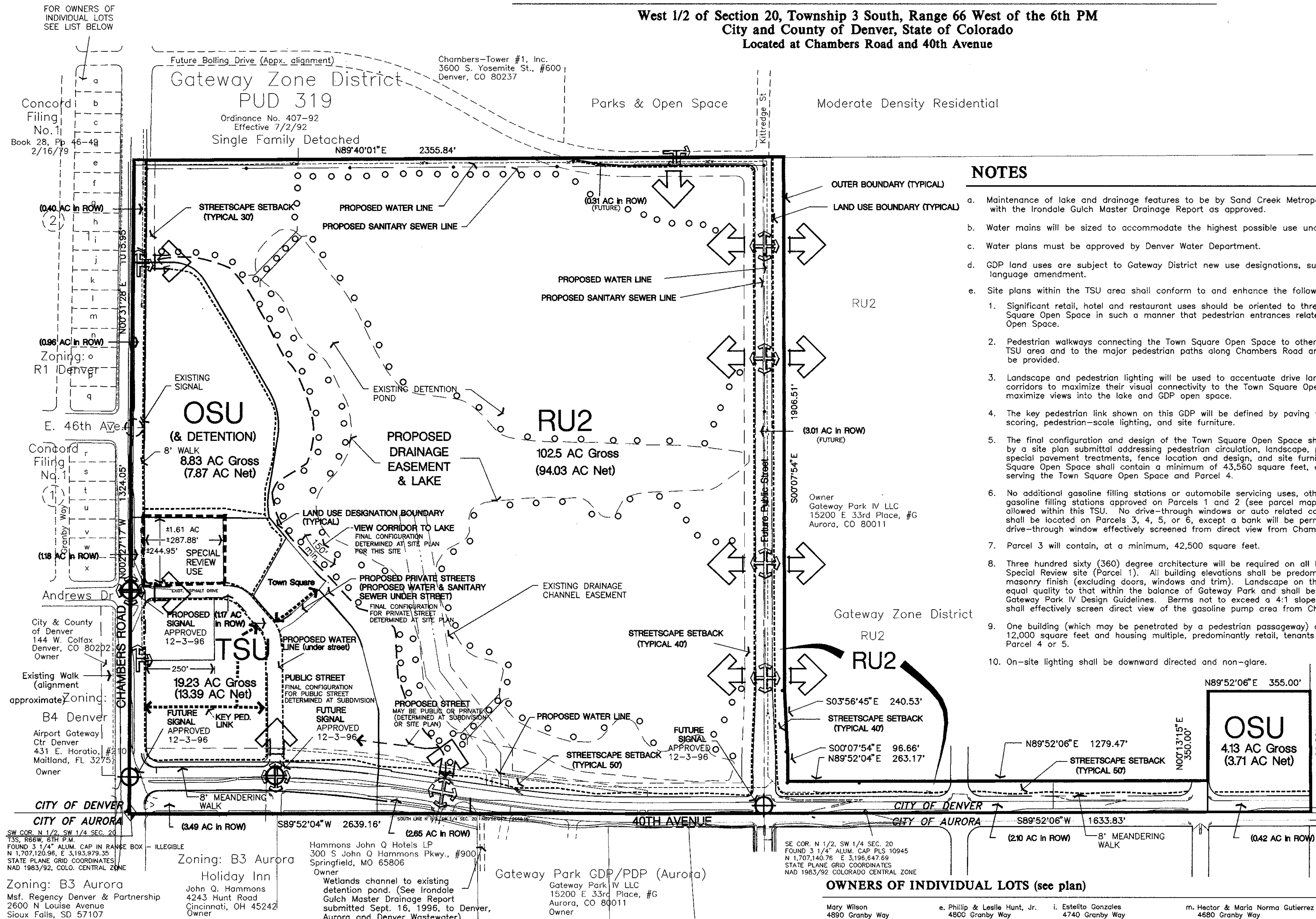
PLANNER:
THK ASSOCIATES, INC.
5325 S. VALENTIA WAY
GREENWOOD VILLAGE, CO 80111
303 770 7201

ENGINEER:
MARTIN & MARTIN
4251 KIPLING ST.
WHEAT RIDGE, CO 80034
303 431 6100

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- ### NOTES
- Maintenance of lake and drainage features to be by Sand Creek Metropolitan District in conformance with the Irondale Gulch Master Drainage Report as approved.
 - Water mains will be sized to accommodate the highest possible use under the zoning.
 - Water plans must be approved by Denver Water Department.
 - GDP land uses are subject to Gateway District new use designations, supported by an approved language amendment.
 - Site plans within the TSU area shall conform to and enhance the following general design goals:
 - Significant retail, hotel and restaurant uses should be oriented to three sides of the Town Square Open Space in such a manner that pedestrian entrances relate to the Town Square Open Space.
 - Pedestrian walkways connecting the Town Square Open Space to other uses within the TSU area and to the major pedestrian paths along Chambers Road and 40th Avenue will be provided.
 - Landscape and pedestrian lighting will be used to accentuate drive lanes and pedestrian corridors to maximize their visual connectivity to the Town Square Open Space and maximize views into the lake and GDP open space.
 - The key pedestrian link shown on this GDP will be defined by paving with enhanced scoring, pedestrian-scale lighting, and site furniture.
 - The final configuration and design of the Town Square Open Space shall be established by a site plan submittal addressing pedestrian circulation, landscape, pedestrian lighting, special pavement treatments, fence location and design, and site furniture. The Town Square Open Space shall contain a minimum of 43,560 square feet, exclusive of the street serving the Town Square Open Space and Parcel 4.
 - No additional gasoline filling stations or automobile servicing uses, other than those gasoline filling stations approved on Parcels 1 and 2 (see parcel map on sheet 1), shall be allowed within this TSU. No drive-through windows or auto related convenience uses shall be located on Parcels 3, 4, 5, or 6, except a bank will be permitted on Parcel 6 with any drive-through window effectively screened from direct view from Chambers Road and 40th Avenue.
 - Parcel 3 will contain, at a minimum, 42,500 square feet.
 - Three hundred sixty (360) degree architecture will be required on all buildings within this Special Review site (Parcel 1). All building elevations shall be predominantly brick or masonry finish (excluding doors, windows and trim). Landscape on the site shall be of equal quality to that within the balance of Gateway Park and shall be consistent with the Gateway Park IV Design Guidelines. Berms not to exceed a 4:1 slope and landscaping shall effectively screen direct view of the gasoline pump area from Chambers Road.
 - One building (which may be penetrated by a pedestrian passageway) consisting of at least 12,000 square feet and housing multiple, predominantly retail, tenants shall be located on Parcel 4 or 5.
 - On-site lighting shall be downward directed and non-glare.

- ### LEGEND
- Vehicular Access**
- Full-Movement Access
 - Right-In/Right-Out Access
 - Access Point
 - Proposed Private Street
- Pedestrian Circulation**
- Pedestrian Pathway (Public)
 - Pedestrian Pathway (Private)
- Signalization**
- Existing Signal
 - Future Signal

PROPOSED LAND USE

Proposed land uses include a Residential Use (RU2) buffered from Chambers by open space, including a lake, and a Town Square Use (TSU) at the northeast corner of Chambers and 40th Avenue to provide for neighborhood-oriented retail, restaurant and hotel uses. These proposed uses include the development of a multi-family residential development, a retail center at Chambers and 40th Avenue and a small-scale attached residential complex immediately west of the lake. The proposal includes extensive landscaping and infrastructure to create an upscale mixed-use development. The OSU area will be privately owned and maintained. Streetscape within rights-of-way and medians will be maintained Sand Creek Metro District under agreements with the City and County of Denver.

OWNERS OF INDIVIDUAL LOTS (see plan)

Mary Wilson 4800 Granby Way Denver, CO 80239	e. Phillip & Leslie Hunt, Jr. 4800 Granby Way Denver, CO 80239	i. Estelita Gonzales 4740 Granby Way Denver, CO 80239	m. Hector & Maria Norma Gutierrez 4690 Granby Way Denver, CO 80239	q. Chester Hawkins 4582 Granby Way Denver, CO 80239	u. Clydene Smith 4582 Granby Way Denver, CO 80239
Curtis & Bertha Guion, Jr. 4860 Granby Way Denver, CO 80239	f. Kenneth Wade Robinette 4790 Granby Way Denver, CO 80239	j. Dang & Phone Pongphachanxay 4710 Granby Way Denver, CO 80239	n. Norman C. Frazier 4660 Granby Way Denver, CO 80239	r. Doris & Earl Chapin 4594 Granby Way Denver, CO 80239	v. Huan Kim & Canya Kuoch 4578 Granby Way Denver, CO 80239
James & Sandra Kritner 4840 Granby Way Denver, CO 80239	g. Bryant Brown 4770 Granby Way Denver, CO 80239	k. Fredric & Judith Altman 4700 Granby Way Denver, CO 80239	o. Jeffrey & Yolanda Brown 4640 Granby Way Denver, CO 80239	s. Dianna Marie Espinoza 4590 Granby Way Denver, CO 80239	w. Stephen Hamilton 4574 Granby Way Denver, CO 80239
Kenneth & Jacquelyn Lewis 4820 Granby Way Denver, CO 80239	h. Betsy Rose Miller 4750 Granby Way Denver, CO 80239	l. Timothy & Sheila Blaylock 4690 Granby Way Denver, CO 80239	p. Kenneth & Andrea Jones, Jr. 4620 Granby Way Denver, CO 80239	t. Clyde & Lenda Lee, Jr. 4942 Xanadu Street Denver, CO 80239	x. Alfred Diaz & Celsa Rubio 4570 Granby Way Denver, CO 80239 & Bd. of Water Commissioners 1600 West 12th Avenue Denver, CO 80204

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ENGINEER:
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LAND USE LEGEND

Use	Land Use Allocations		R.O.W.	Net Ac.	F.A.R.	D.U./ Net Acre	Sq. Ft.	D.U.
	Gross Ac.	% Ac (29.7% of use)						
RU2 (Lake, Streetscape)	102.3 AC	76.1	(8.47 AC)	(94.00 AC)	-	9.36	-	880
TSU (Streetscape, Town Square)	19.25 AC	14.3	(5.84 AC)	(13.42 AC)	0.6	-	350,745	-
OSU	12.96 AC	9.7	(1.38 AC)	(11.58 AC)	-	-	-	-
TOTALS	134.69 AC	100%	(15.69 AC)	(119.0 AC)			350,745	880

NOTE: OSU, lake and private streetscape setbacks represent 33.2 acres, or 24.5% of gross area.

