

# Gateway Park IV West Kittredge East General Development Plan

A Part of Section 20, Township 3 South, Range 66 West of the 6. P.M.  
City and County of Denver, State of Colorado  
Located at Kittredge Street and 40th Avenue

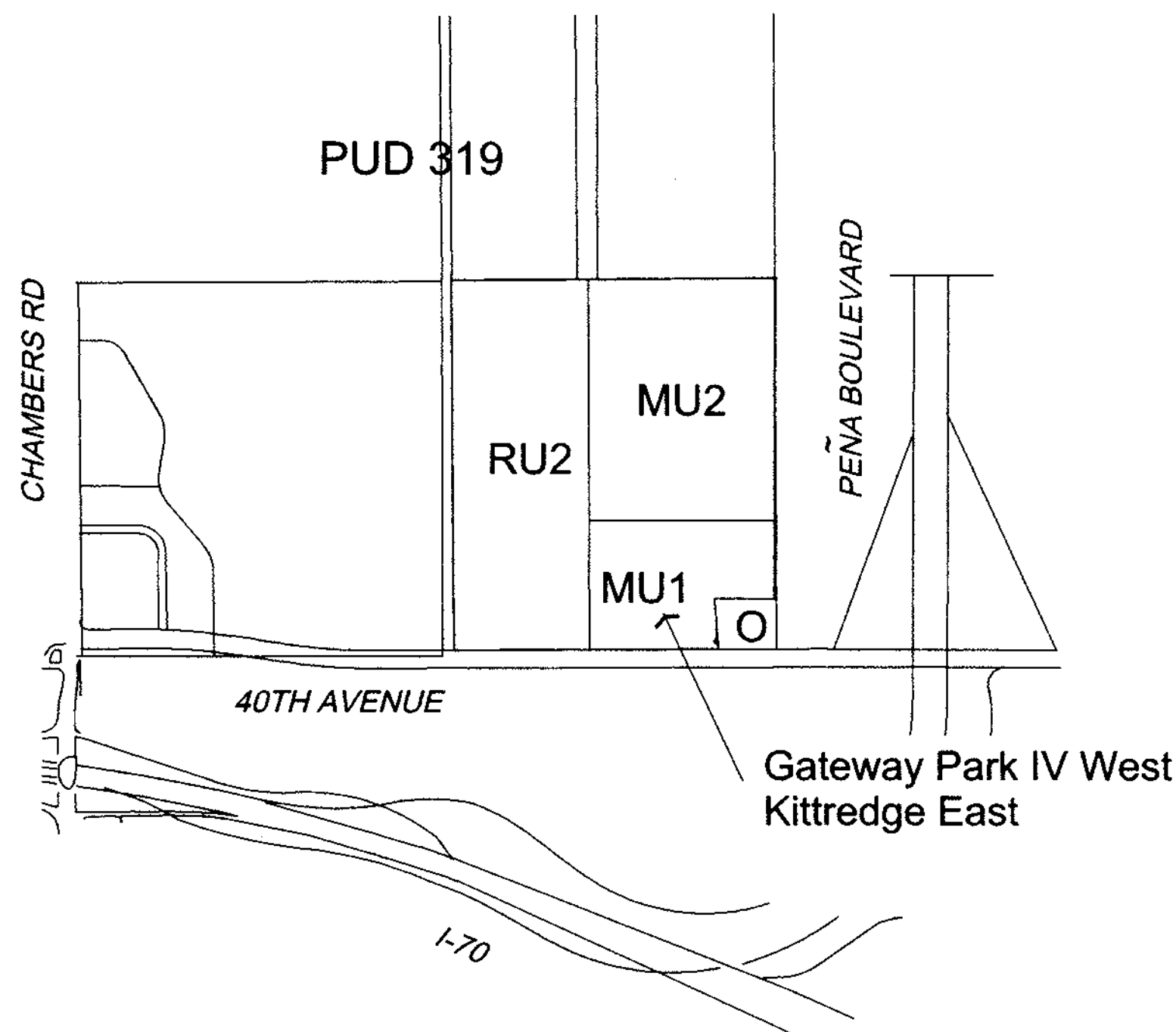
## LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART 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:

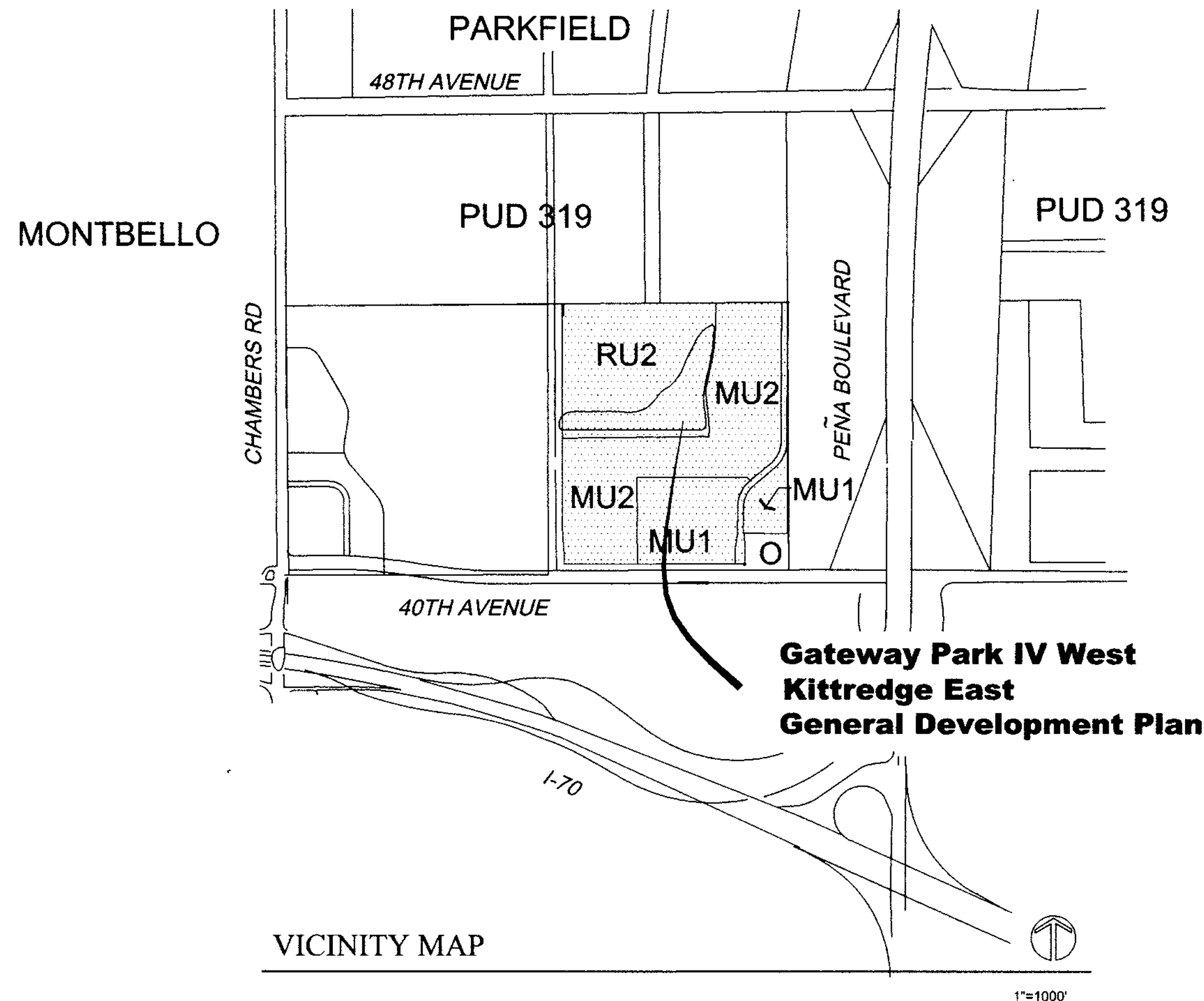
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 20; THENCE NORTH 00°07'55" WEST A DISTANCE OF 105.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°52'04" WEST A DISTANCE OF 263.27 FEET; THENCE NORTH 00°07'54" WEST A DISTANCE OF 96.66 FEET; THENCE NORTH 03°56'45" WEST A DISTANCE OF 240.53 FEET; THENCE NORTH 00°07'54" WEST A DISTANCE OF 1906.51 FEET; THENCE NORTH 89°40'01" EAST A DISTANCE OF 1927.59 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 1899.99 FEET; THENCE SOUTH 89°52'06" WEST A DISTANCE OF 355.00 FEET; THENCE SOUTH 00°13'15" WEST A DISTANCE OF 350.00 FEET TO A POINT 105.00 FEET NORTH OF THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 20; THENCE SOUTH 89°52'06" WEST, ALONG A LINE 105.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 20 A DISTANCE OF 1279.47 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 4,187,119 SQUARE FEET OR 96.123 ACRES, MORE OR LESS.

Prepared February 16, 1999  
By: C. R. Moore Land Surveying  
P. O. Box 5153  
Arvada, CO. 80005  
303-422-1918



EXISTING LAND USE DESIGNATIONS



VICINITY MAP

## STATISTICAL INFORMATION

Gross Project Area	96.123 AC	4,187,119 SF
Right-of-way	5.07 AC	223,849 SF
Net Project Area	91.05 AC	3,966,138 SF
Number of Dwelling Units (RU2)	430 DU	
Average Residential Density	13 DU/AC	
Non-residential Gross Floor Area (net project area) @ 0.6 FAR		1,515,104 GSF*
MU1 - 22.35 AC Net (973,566 SF)		(542,845 GSF)
MU2 - 39.78 AC Net (1,732,817 SF)		(972,259 GSF)

\*Does not include floor area of residential uses in RU2

## 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 LAND, LLC, a Colorado limited liability company

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

*[Signature]*  
Paul Powers, President and Authorized Signatory Date 10-20-99

## 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 General Development Plan was made under my supervision and the accompanying plan accurately and properly shows said parcel.

By: *[Signature]*  
Creighton R. Moore, PLS 10945 Date 10-19-99  
For and on behalf of C.R. Moore Surveyors



## APPROVALS

Approved by *[Signature]* 11-5-99  
Zoning Administrator Date

Approved by *[Signature]* 11/5/99  
For the Director of Community Planning and Development Date

Approved by the City and County of Denver Planning Board on September 1, 1999, subject to approval by the Denver City Council of the zone map amendments to the Gateway Zone District pertaining to the area within this General Development Plan.

## 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 \_\_\_\_\_ o'clock P.M., ~~November 8th~~ 1999, and duly recorded in Planned Development Book 22 Pages 95/96 Reception # 0900193507

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

By: *[Signature]*  
Sheila Palermo  
Deputy Clerk and Recorder

Fee \$ 20.00

October 15, 1999  
September 9, 1999  
September 3, 1999  
August 20, 1999  
July 21, 1999  
July 6, 1999  
June 24, 1999  
May 10, 1999  
January 22, 1999  
June 23, 1998

Revisions: June 5, 1998  
Date Prepared: February 27, 1998

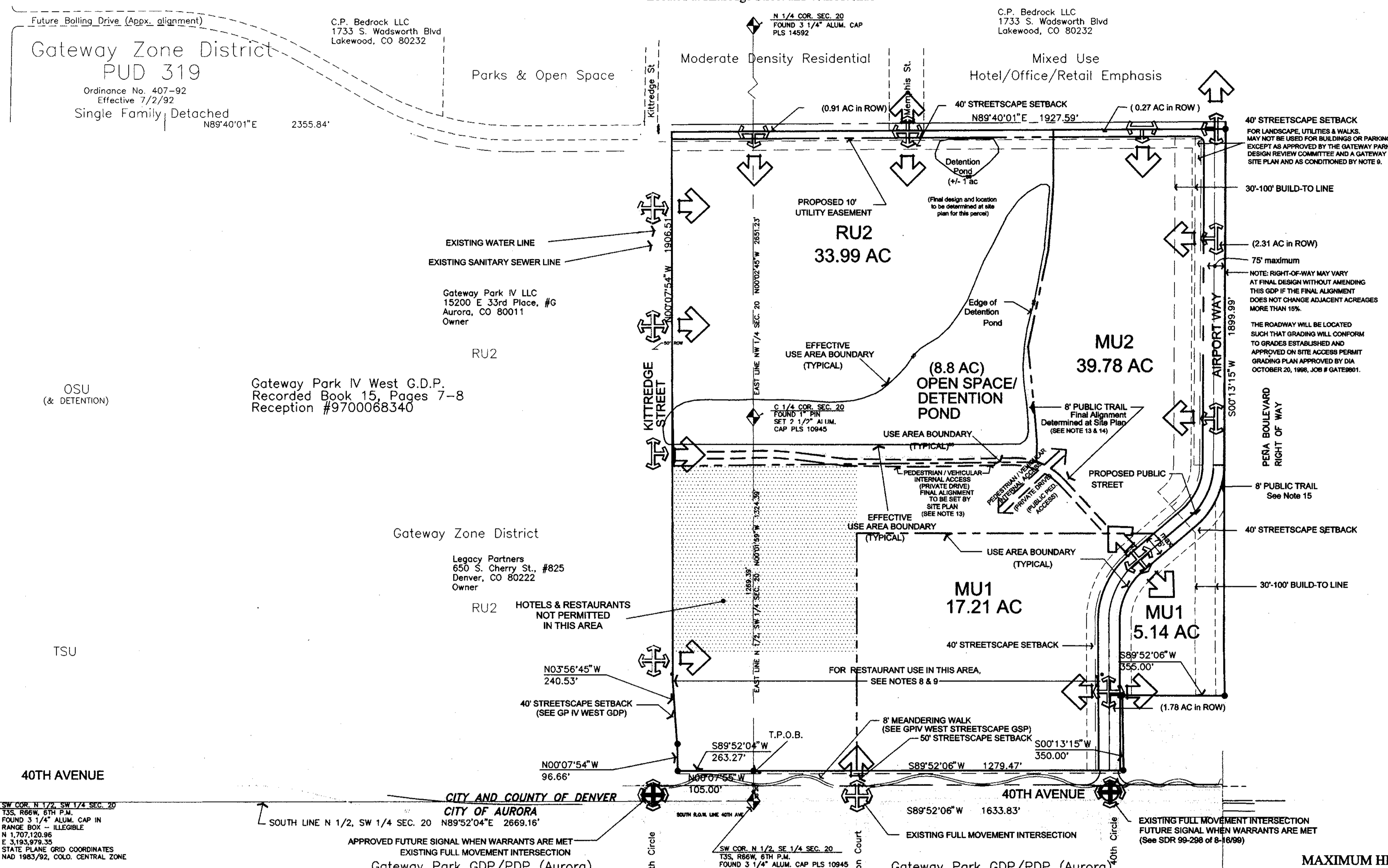
OWNER & APPLICANT:  
GATEWAY LAND, LLC  
3950 LEWISTON ST, SUITE 102  
AURORA, COLORADO 80111

PLANNER:  
THK ASSOCIATES, INC.  
2953 S. PEORIA STREET, STE 101  
AURORA, CO 80111  
303 770 7201

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

# Gateway Park IV West Kittredge East General Development Plan

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City and County of Denver, State of Colorado  
Located at Kittredge Street and 40th Avenue

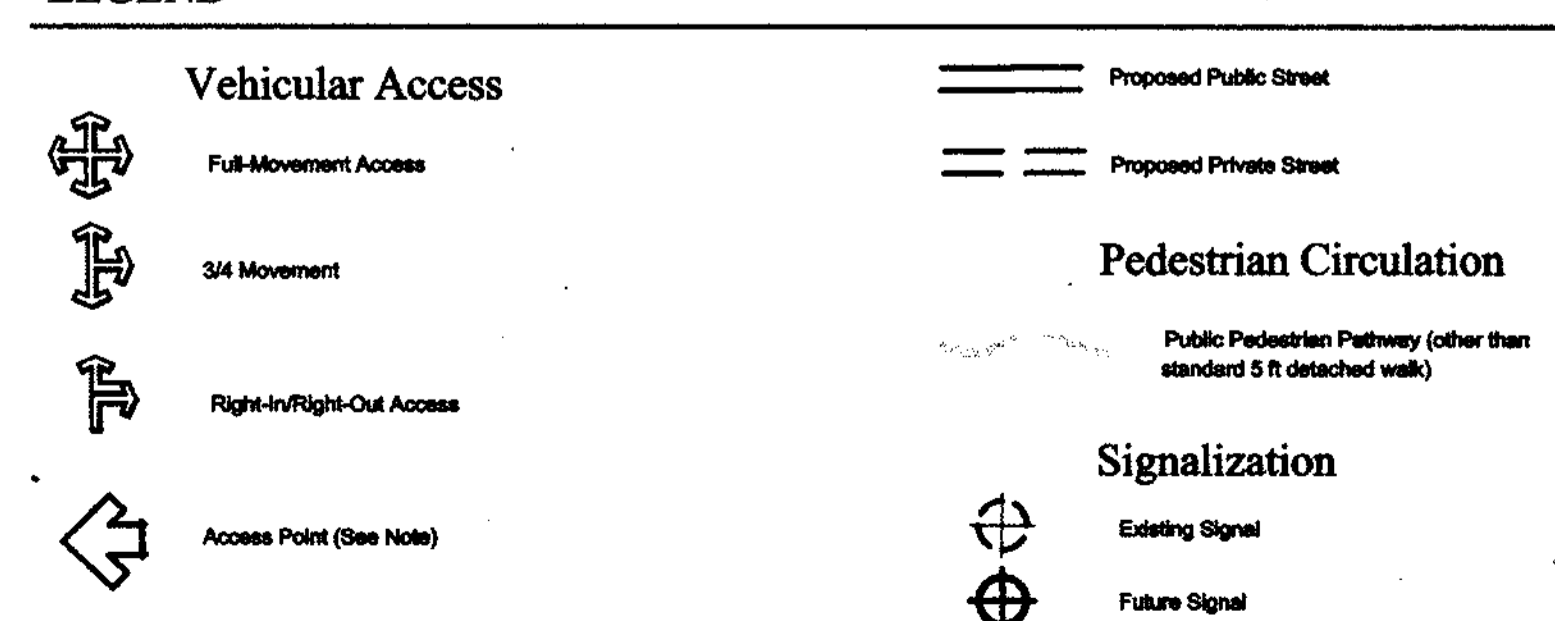


- NOTES:**
- There are no mature trees or existing buildings on site.
  - Access point locations shall be determined at site plan allowed as follows:
    - Kittredge Street - 4
    - Bolling Drive - 3 (2 in RU2 Area)
    - Airport Way - 4 (West Side)
    - 2 (East Side)
  - Open Space/Retention Pond to be landscaped with turf grass and trees in a manner consistent with its use as a stormwater detention facility, to include such wetland channels, conveyance structures and permanent ponds as may be approved Denver Department of Wastewater Management and Urban Drainage and Flood Control District. Recreational and aesthetic amenities such as fountains, aeration systems, walking paths, picnic areas, activity areas and passive recreation opportunities are permitted. Final design to be determined at site plan review.
  - Final alignments of easements and internal circulation to be determined at site plan submittal.
  - Required contributions to school sites shall conform to Sec. 59-535.10 of the revised Municipal Code. Required contributions for parks and trails in accordance with Sec 59-535.10 are satisfied through provision of open space and trails as a part of this GDP.
  - Uses not permitted within MU2 Land Use Area:
    - Amusement/Special Interest Park
    - Assembly, Light Manufacture
    - Entertainment (Outdoor)
    - Storage and Distribution
    - Commercial Parking of Vehicles
    - Repair, Rental & Servicing, Not Enclosed
    - Retail, Not Enclosed
    - Special Trades Contractor
    - Auto Rental Facility with storage of more than 5 vehicles for rent
    - Research, Development and Technological Services, Not Enclosed
  - Uses by Special Review within MU2 Land Use Area:
    - Church over 10 acres
    - Club/Lodge
  - Restaurants are permitted as an accessory use to hotel and office uses, up to 10% of total gross floor area, which area is in addition to other hotel or office accessory uses. Free-standing restaurants shall be allowed fronting on 40th Avenue or Airport Way, provided that no more than two restaurants fronting on 40th Avenue are contiguous and separated from any other restaurant by a different use on a separate lot at least 250 feet wide.
  - For restaurant and hotel uses within 300 feet of the intersection of 40th Avenue and Kittredge Street and the intersection of 40th Avenue and Airport Way, the following conditions shall apply:
    - The structure shall be located within 10 feet of the streetscape setback spaces depicted on this plan, except structures located in the MU2 use area adjacent to 40th Avenue shall be located at the streetscape setback line;
    - Parking shall not be permitted between the structure or permanent, delimited outdoor seating area and the property line;
    - Hotel uses shall be permitted a 30-foot access drive between the structure and the streetscape setback space shown on this GDP to serve a portico or fire lane.
  - Building heights shall be limited in accordance with the maximum building heights on Figure 1 below.
  - All public Denver waterlines shall be within easements or in dedicated public rights-of-way.
  - Any notation regarding access locations to individual sites are for determination of the number allowed and their general locations. Final access locations can only be approved by individual site plans and as specified in the approved Street Development Agreement for the individual site.
  - The east-west multi-use trail between Kittredge Street and Airport Way will be a concrete path, at minimum eight (8) feet in width, and will include signage within the right-of-way indicating a public bike trail. The exact location and configuration of the path will be determined at the time of Site Plan approval of the parcels contiguous to the path.
  - The north/south bike trail extending from the east/west path to Bolling Drive will be a concrete path, at minimum eight (8) feet in width, and include public bike trail signage. The exact location and configuration of the path will be determined at the time of Site Plan approval of the parcels contiguous to the path.
  - A concrete path, eight (8) feet in width, will be constructed on the east side of Airport Way from 40th Avenue to Bolling Drive to accommodate multi-use traffic and act as the initial segment of a multi-use trail between Montbello and Denver International Airport. The path will be constructed within one year of completion of Airport Way paving. The location of the trail can be either within a 75-foot Airport Way right-of-way or within the Peña Boulevard property. If the trail is located on Peña Boulevard property, its location must be approved by City and County of Denver Department of Aviation, and, subject to the approval of the City and County of Denver Transportation Department, the right-of-way of Airport Way may be reduced.

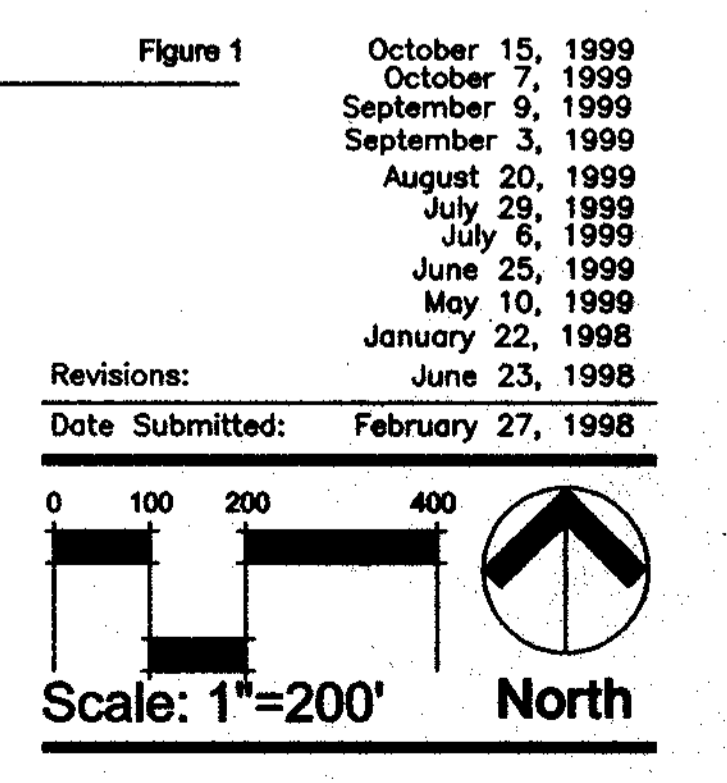
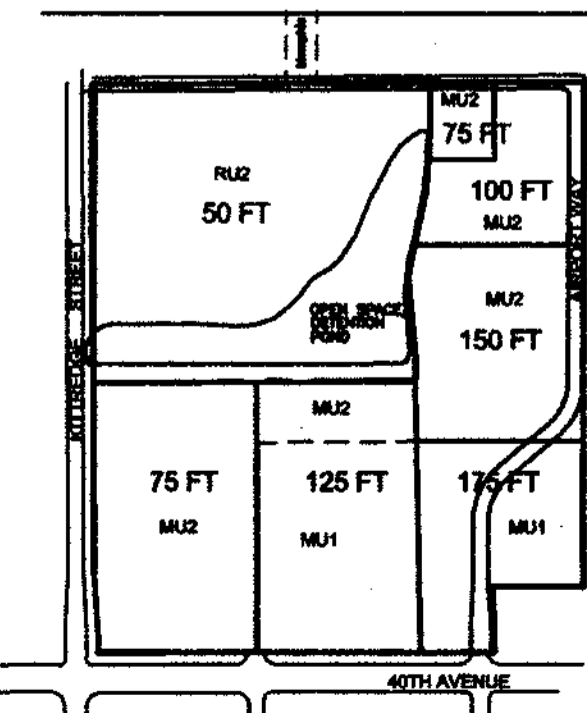
**LAND USE LEGEND**

Use	Land Use Allocations		R.O.W.	Net Ac.	F.A.R.	Net Acre	G.L.A. Sq. Ft.	DU.
	Gross Ac.	% Ac						
RU2	33.99	35.4	(91)	33.08	-	13	-	430
MU1	22.35	22.3	(158)	20.77	0.6	-	542,845	-
MU2	39.78	41.4	(258)	37.20	0.6	-	972,259	-
<b>TOTALS</b>	<b>96.12</b>	<b>100%</b>	<b>(5.07)</b>	<b>91.05</b>			<b>1,515,104</b>	<b>430</b>

**LEGEND**



**MAXIMUM HEIGHTS**



**OWNER & APPLICANT:**  
GATEWAY LAND, LLC  
3950 LEWISTON ST, SUITE 102  
AURORA, COLORADO 80011

**PLANNER:**  
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