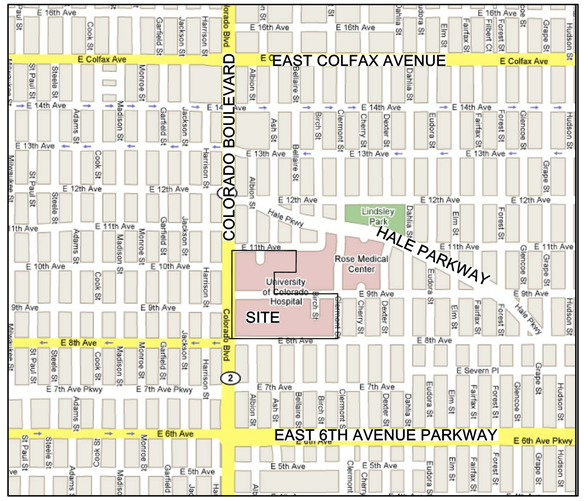
9th AND COLORADO

THE 9TH AVENUE CAMPUS OF THE UNIVERSITY OF COLORADO DENVER, GENERAL DEVELOPMENT PLAN, PROJECT # 2005_0014_05, AT EAST SIDE OF COLORADO BOULEVARD BETWEEN 8TH AVENUE AND 11TH AVENUE LOCATED IN THE SW ¼ OF SECT 6, TOWNSHIP 4S, RANGE 67W OF THE 6TH PM, CITY AND COUNTY OF DENVER, STATE OF COLORADO

APPROXIMATE PROJECT STATISTICS:

Total GDP Gross Area	1,313,334sf/30.15ac
Rights-of-Way (Estimate - to be dedicated to the city)	240,293sf/5.52ac
Total Estimated GDP Net Area	1,073,041sf/24.63ac
Aggregated Open Space Provided	107,304sf/2.46ac
Buildout (Estimate 3 phases)	10 years
Dwelling Units	up to 1,400
Commercial (retail / office) Estimate	up to 350,000 g.s.f.
Commercial (retail / office / hotel) Estimate	up to 200,000 g.s.f.
Hotel (Hotel Only) Estimate	up to 400 rooms/ *200,000 sf
Density Range (Floor Area Ratio - FAR)	1.85 FAR
Density Range (Dwelling Units Per Acre)	55.2 DU/Acre

* 200,000 g.s.f. is anticipated for a 200 room hotel. If market conditions warrant another 200 room hotel, this g.s.f will be allocated from the 550,000 g.s.f. of commercial.



CONTEXT MAP
1" = 1000'

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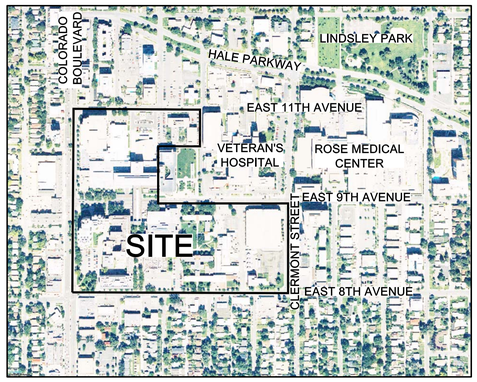

VICINITY MAP
1" = 500'

APPLICANTS' SIGNATURE:

We, the undersigned, shall comply with all regulations contained in Chapter 59, *Article VII, Sections 59-616 through 59-623* of the Revised Municipal Code of the City and County of Denver.
The following signature constitutes all owners of land and structures included in the Ownership Boundary.

OWNER: THE REGENTS OF THE UNIVERSITY OF COLORADO

BY_____DATE_____

Name_____

Title_____

State of Colorado
City and County of Denver

The foregoing instrument was acknowledged before me this ___ day of _____ AD 20_____ by _____.

Witness my hand and official seal
My commission expires: _____

_____
Notary Public

_____
Address

DEVELOPER: SHEA NINTH AND COLORADO, LLC

BY Shea Homes Limited Partnership, a California limited partnership, its manager

BY_____ BY_____
Authorized Agent Authorized Agent

State of Colorado
City and County of Denver

This document acknowledged before me this ___ day of _____ A D 20_____

By as Authorized Agent, and as Authorized Agent, of Shea Homes Limited Partnership, a California limited partnership, manager of Shea Ninth and Colorado, LLC, a Colorado l limited liability company.

Witness my hand and official seal
My commission expires: _____

_____
Notary Public

_____
Address

SURVEY CERTIFICATE:

I, Aaron D. Willis, a Registered Land Surveyor in the State of Colorado, do hereby certify that the legal description for the Colorado Station Primary GDP Area on page 3 hereof was made under my supervision and that it accurately and properly describes the boundary of the Primary GDP Area.

_____
Aaron D. Willis, P.L.S. #37064

APPROVALS:

APPROVED BY: _____ DATE: _____
Zoning Administrator

APPROVED BY: _____ DATE: _____
Manager of Community Planning and Development

APPROVED BY: _____ DATE: _____
Manager of Public Works

APPROVED BY: _____ DATE: _____
Manager of Parks and Recreation

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 __. M. 20___
RECEPTION # _____.

_____
Clerk and Recorder, Ex-Officio Clerk of the City and County of Denver

BY: _____
Deputy Clerk and Recorder

FEE:_____

COVER SHEET

DAVIS PARTNERSHIP ARCHITECTS

2301 BLAKE ST., STE. #100
DENVER, COLORADO 80205
303.861.8555 F.303.861.3027

2137 MAIN STREET, UNIT C106
POST OFFICE BOX 2711
EDWARDS, COLORADO 81632
970.926.8960 F.970.926.8961

APPLICANT/DEVELOPER
SHEA NINTH AND COLORADO, LLC
5750 DTC PARKWAY, SUITE 200
GREENWOOD VILLAGE, CO 80111
303.773.1700 F.720.529.5962

OWNER
UNIVERSITY OF COLORADO DENVER
1380 LAWRENCE STREET
DENVER, COLORADO 80204

CIVIL ENGINEER
S.A. MIRO, INC.
4582 S. ULSTER ST., PARKWAY,
SUITE 1650
DENVER, CO 80237
303.741.3737 F. 720.407.1652

TRANSPORTATION ENGINEER
FELSBURG, HOLT, ULLEVIG
6300 S. SYRACUSE WAY, SUITE 600
CENTENNIAL, CO 80111
303.721.1440 F.303.721.0832

SURVEYOR
AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE, SUITE 1
LITTLETON, CO 80122
303.713.1898 F. 303.713.1897

GENERAL DEVELOPMENT PLAN

9th AND COLORADO

REV	DATE	REMARKS	DRWN	CHKD	APPVD
	02.4.08	FIRST SUBMITTAL	TCY	JME	
	05.05.08	SECOND SUBMITTAL	TCY	JME	
	11.25.08	THIRD SUBMITTAL	TCY	JME	

PROJECT NO. 06508.00.00
DATE: 11.25.08
SHEET NUMBER: 1
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