

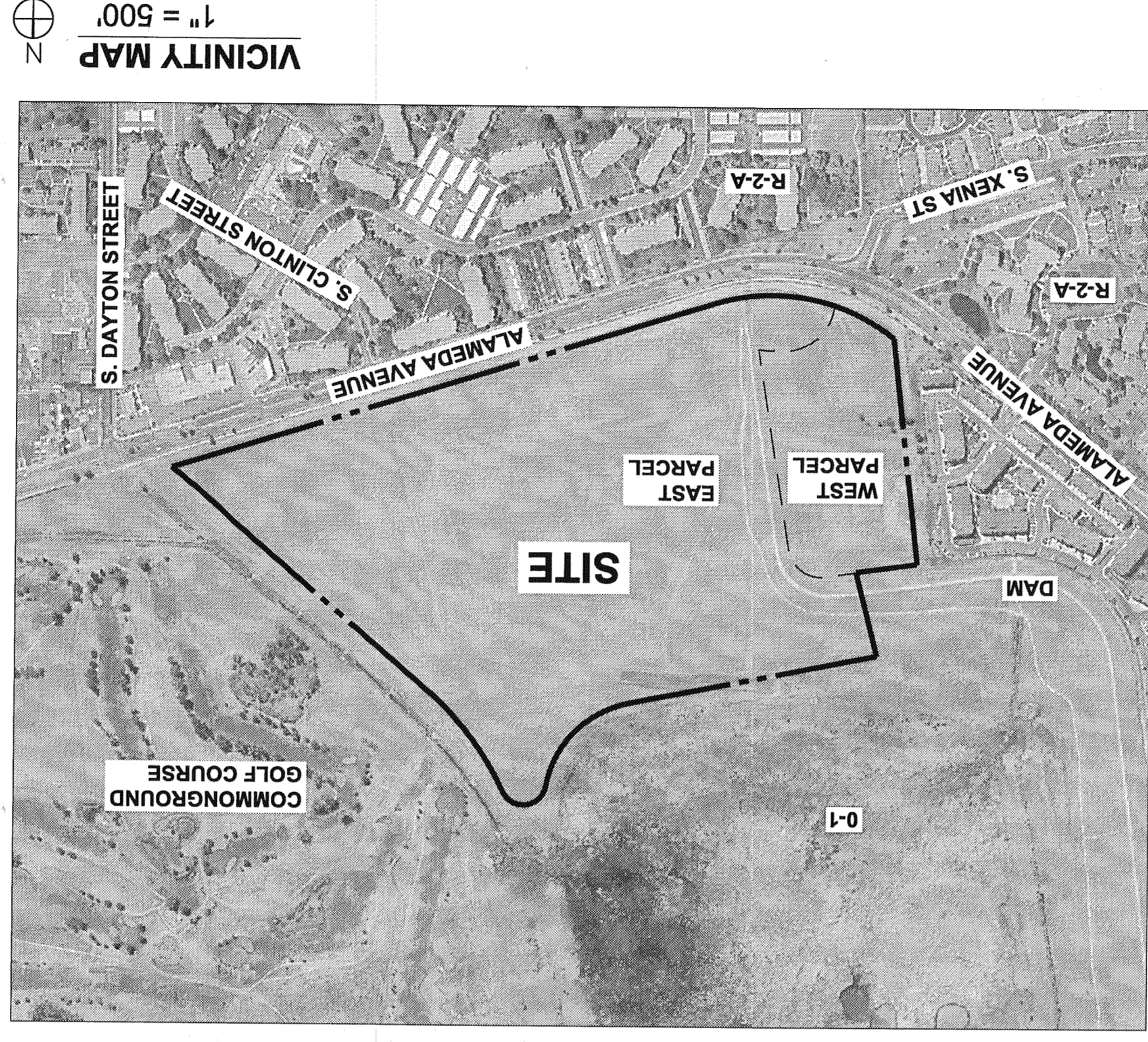
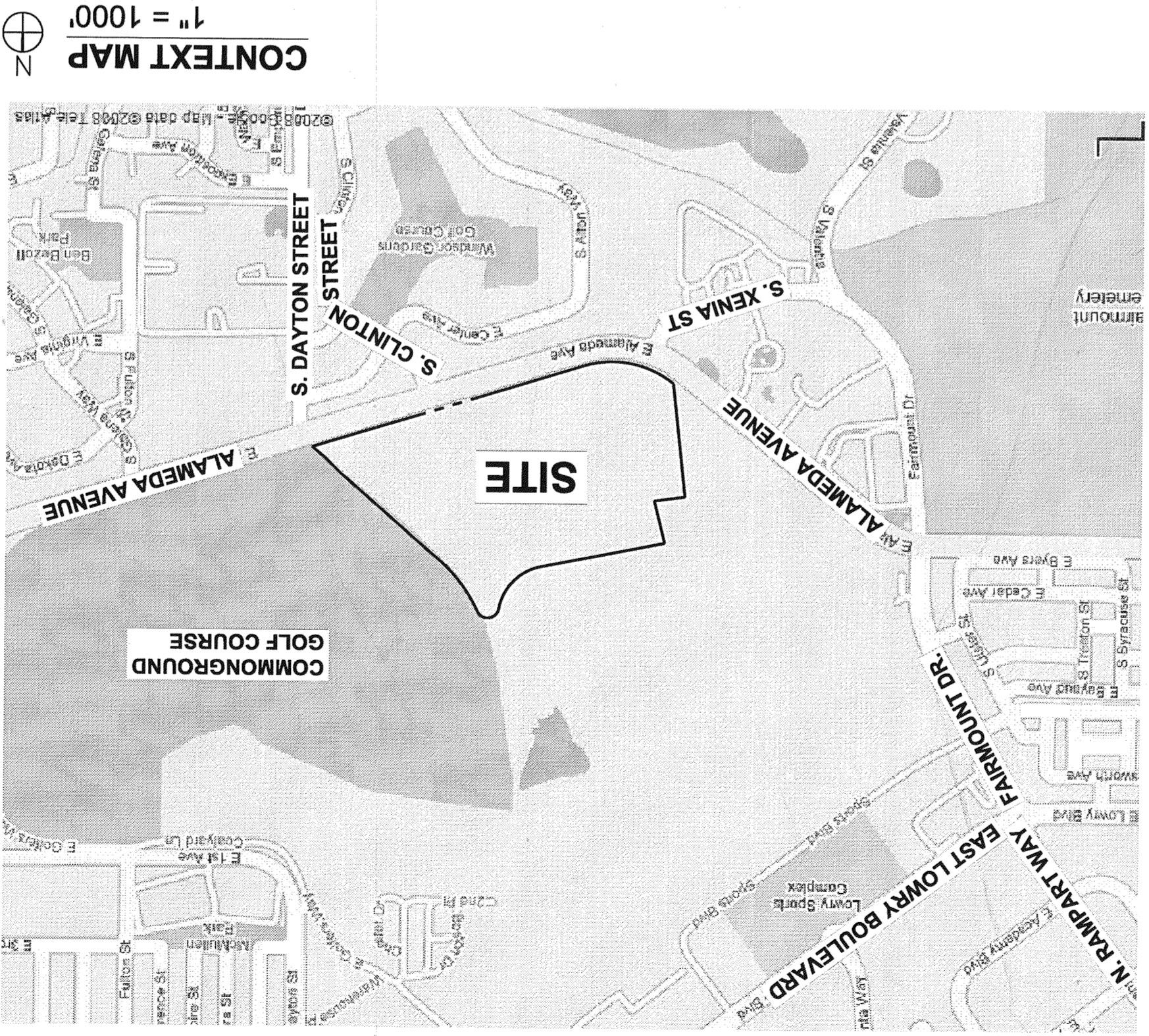
**LOWRY VISTA
 LOWRY VISTA GENERAL DEVELOPMENT PLAN, PROJECT 2007-0483, INTERSECTION OF EAST ALAMEDA AVENUE AT XENIA STREET, CLINTON AND DAYTON STREET
 LOCATED IN THE SE QTR OF SECT 9, SW QTR OF SECT 10, NW QTR OF SECT 15, NE QTR OF SECT 16, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY AND COUNTY OF DENVER, STATE OF COLORADO**

PROJECT STATISTICS:

Total GDP Gross Area	3,400,141.59 SF/78.06 Acres
Private Street Roadway	270,800.33 SF/6.22 Acres
Total Estimated GDP Net Area	3,129,341.26 SF/71.84 Acres
GDP Net Area West Parcel (R-2-A only)	468,076 SF/10.75 Acres
GDP Net Area East Parcel (including dam)	2,661,265.26 SF/61.09 Acres
Aggregated Open Space Provided East Parcel	704,365.20 SF/16.17 Acres
Buildout (Estimate 0-10 YRS)	15 years
Dwelling Units East Parcel (Estimate)	up to 600
Dwelling Units R-2-A Zone (Estimate)	up to 247 per
Retail (Estimate)	Ord. No. 604, Series of 1997
Office (Estimate)	up to 400,000 gsf
Hotel (Estimate)	up to 120,000 gsf
Density range (Floor Area Ratio - FAR)	1:1
Density Range East Parcel (DU/Acre)	18 du/acre
Density Range in R-2-A (DU/Acre)	23 du/acre per
Ord. No. 604, Series of 1997	

SHEET INDEX:

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SHEET 4A	EXISTING CONDITIONS
SHEET 4B	EXISTING CONDITIONS CONTINUED
SHEET 5A	DEVELOPMENT CONCEPTS
SHEET 5B	DEVELOPMENT CONCEPTS, CONTINUED
SHEET 6A	TRANSPORTATION/CIRCULATION: VEHICULAR
SHEET 6B	TRANSPORTATION/CIRCULATION: BICYCLE & PEDESTRIAN
SHEET 7	STREET CROSS SECTIONS
SHEET 8A	OPEN SPACE CONCEPTS
SHEET 8B	OPEN SPACE CONCEPTS CONTINUED
SHEET 9	STORM WATER CONVEYANCE AND DETENTION
SHEET 10	SANITARY AND WATER
SHEET 11	PHASING PLAN



APPLICANTS' SIGNATURE:

I, 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 Primary GDP AREA.
 BY: BRENT ANDERSON, PRESIDENT, IRG REDEVELOPMENT I, LLC
 DATE: 1/18/2010

Witness my hand and official seal
 My commission expires: 1/18/2011
 Notary Public
 Address: 3501 S. Gaylord Street, Suite 100, Denver, CO 80204

SURVEYOR'S CERTIFICATION:

I, MARK T. WILSON, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE LEGAL DESCRIPTION FOR LOWRY VISTA GENERAL DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAN ACCURATELY AND PROPERLY.
 SHOWS SAID SURVEY AND LEGAL DESCRIPTION ON SHEET 3.

MARK T. WILSON, P.L.S. NO. 38692
 FOR AND ON BEHALF OF HARRIS KOCHER SMITH
 DATE: 1/18/2010

APPROVALS:

APPROVED BY: *[Signature]*
 Zoning Administrator
 DATE: 1/18/2010

APPROVED BY: *[Signature]*
 Manager of Community Planning and Development
 DATE: 1/12/2010

APPROVED BY: *[Signature]*
 Manager of Public Works
 DATE: 1-12-2010

APPROVED BY: *[Signature]*
 Manager of Parks and Recreation
 DATE: 1-13-10

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 11:21 O'CLOCK A.M. 2010 01/15
 RECEPTION # 201004765

STEPHANIE Y. MALLEY
 Clerk and Recorder, Ex-Officio Clerk of the City and County of Denver
 BY: *[Signature]*
 Deputy Clerk and Recorder
 FEE: 150

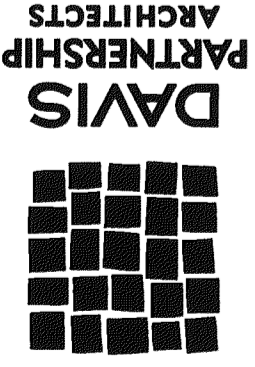


COVER SHEET

**LOWRY VISTA
 GENERAL DEVELOPMENT PLAN**

DATE	REV.	REMARKS	DRAWN	CHECK	APPROVED
01/14/10	01	FINAL GSD SUBMITTAL	JAM	SE	
01/14/10	02	2ND GSD SUBMITTAL	JAM	SE	
01/14/10	03	3RD GSD SUBMITTAL	JAM	SE	

DATE: 12.14.09
 SHEET NUMBER: 1 of 15



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 DENVER, COLORADO 80205
 303.881.8650 F. 303.881.3027
 POST OFFICE BOX 2711
 DENVER, CO 80204
 303.462.8800 F. 303.462.8811
 APPLICATION DEVELOPER
 7991 SHAFER PARKWAY
 DENVER, CO 80204
 303.972.8833
 1171 LITTON, CO 80127
 303.972.8833
 1171 LITTON, CO 80127
 HARRIS KOCHER SMITH
 1391 SHAFER BLVD., STE. 300
 DENVER, CO 80204
 303.423.8300 F. 303.423.8311
 ALIENOR TRANSPORTATION
 1640 W. LITTON BOULEVARD
 LITTLETON, CO 80120
 303.703.8112 F. 303.703.8122
 HARRIS KOCHER SMITH
 1391 SHAFER BLVD., STE. 300
 DENVER, CO 80204
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