

### **Green Valley Ranch East Tibet Road (Tributary T to 48<sup>th</sup> Ave) Amendment**

With this application Clayton Properties plans to amend the Tibet Road Site Plan from Tributary T north to 48<sup>th</sup> Ave. This amendment is necessary for the addition of approximately 500' of roadway on the east half of Tibet Road. This addition expands Phase A up to the section line dividing Windler Property to the north and Clayton property to the south. This portion of roadway provides the proper access and turn lane into Filing 18 to the east.

Tibet Road is classified as a 3 lane collector (80' right of way) per the approved Traffic Report for GVRE FDP from 38<sup>th</sup> Ave to 48<sup>th</sup> Ave. This includes 2 travel lanes and one turn lane.

This is 1 of 2 phases proposed to connect Tibet Road between 38<sup>th</sup> Ave and 48<sup>th</sup> Ave. Since the section line divides Tibet Road between Clayton Properties to the west and Windler Property to the east, anything east of the section line will be dedicated separately by Windler in Phase B. The portions of Tibet Road on Clayton Property to the west of the section line are already dedicated from the approved site plan. Additional right of way dedication will be necessary to accommodate the turn lanes into Filing 18.

We anticipate construction of this site plan starting in Q1 2023. Tibet road to the south of this plan will start construction in Q1 2023. Tibet Road north of 48<sup>th</sup> Ave is part of the 48<sup>th</sup> Ave & Tibet plans with construction estimated to finish in Q2 of 2023.