

Green Valley Ranch East Tibet Road (Tributary T to 48th Ave) Amendment

With this application Clayton Properties plans to amend the Tibet Road Site Plan from Tributary T north to 48th Ave. This amendment is necessary for the addition of approximately 500' of roadway on the east half of Tibet Road. This addition expands the roadway 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. This amendment also removes the crusher fines bike path west of the sidewalk since the entire road section is being constructed with a bike lane.

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

This is 1 of 2 site plans designed to connect Tibet Road between 38th Ave and 48th Ave. Since the section line divides Tibet Road between Clayton Properties to the west and Windler Property to the east, right of way east of the section line will be dedicated separately by Windler. 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 by separate document will be necessary to accommodate the turn lanes into Filing 18.

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