

3

CONTEXT MAP

- Context Map Narrative 3.1
- Regional Location Map 3.2
- Context Map 3.3
- Existing Zoning Map 3.4
- Proposed Zoning Map 3.5

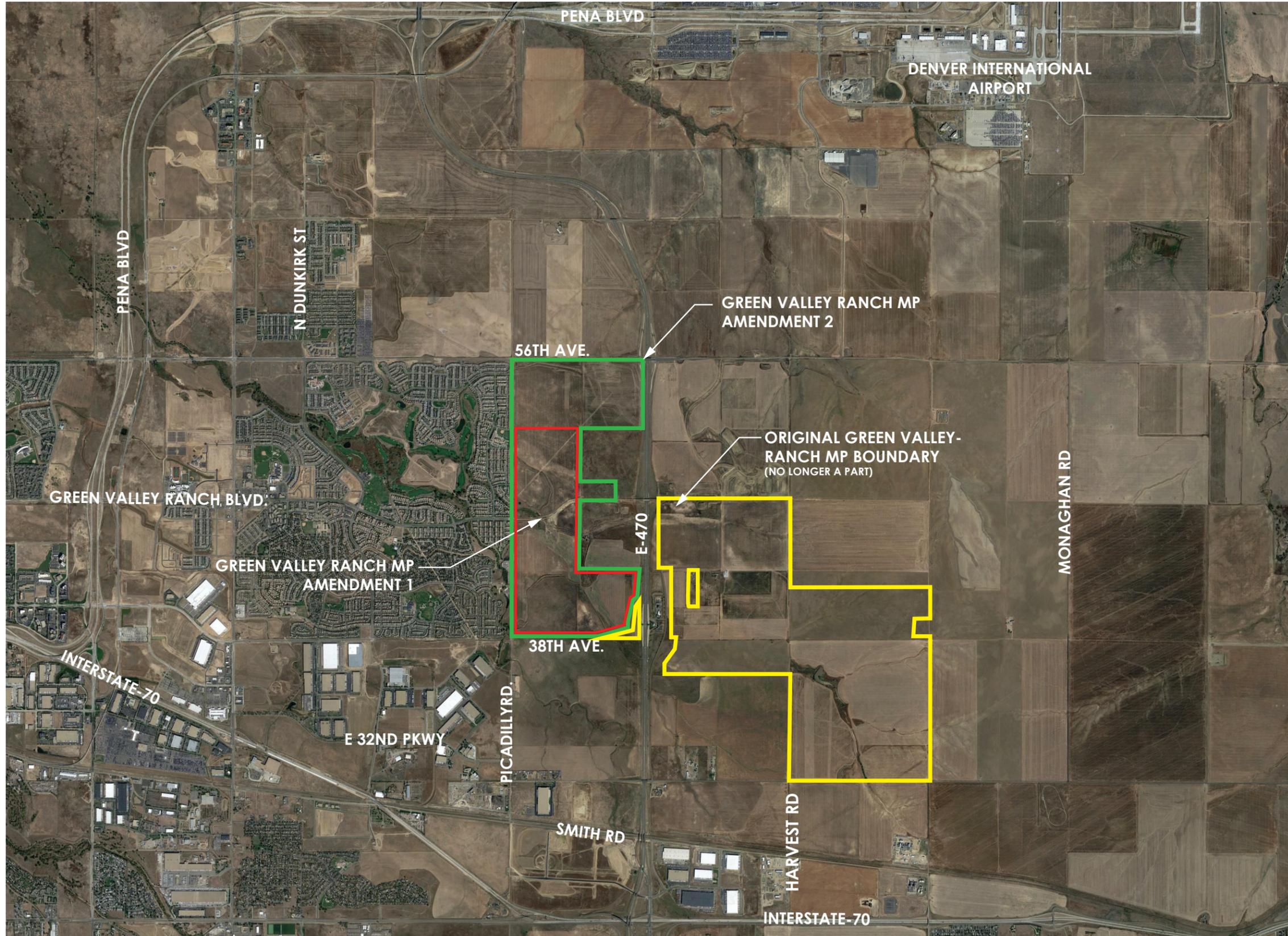


3.1 CONTEXT MAP

The Green Valley Ranch MP (Formerly Framework Development Plan) was approved in November of 2008 for 2,500 acres. The MP was amended in 2018 to modify the land uses and open spaced on 588 acres located west of E-470 (Amendment 1). Amendment 2 proposes modified planning areas and open space on 301 acres located between Picadilly Road and E-470; and 56th avenue and 52nd avenue. With this amendment, we are also revising the overall MP area to remove all the Planning Areas located east of E-470. This Second Amendment revises the total MP area from approximately 2,500 acres to 884.1 acres. The location of Amendment 2 in relation to the Green Valley Ranch MP can be found in Tabs 3.2 and 3.3, as well as Tab 4 – Site Analysis. Land has been removed from the Green Valley Ranch MP as represented in yellow on Tab 3.2. This includes 12.3 acres west of E-470 that was acquired by ARTA for right of way and construction of E-470 and E. 38th Avenue Interchange.

The terrain is consistent with the characteristics of the high plains prairie with rolling hills, shallow drainages and expansive views of the mountains to the west. The regional location of the site is shown on Tab 3.2.

The site was farmed for a number of years and contains little vegetation. One drainage channel crosses the site diagonally from southeast to northwest. A more detailed description of the site's characteristics may be found in Tab 4 – Site Analysis. The Context Map, Tab 3.3, shows existing uses, structures, streets, and parks and open space within ½ mile of the site's boundary.

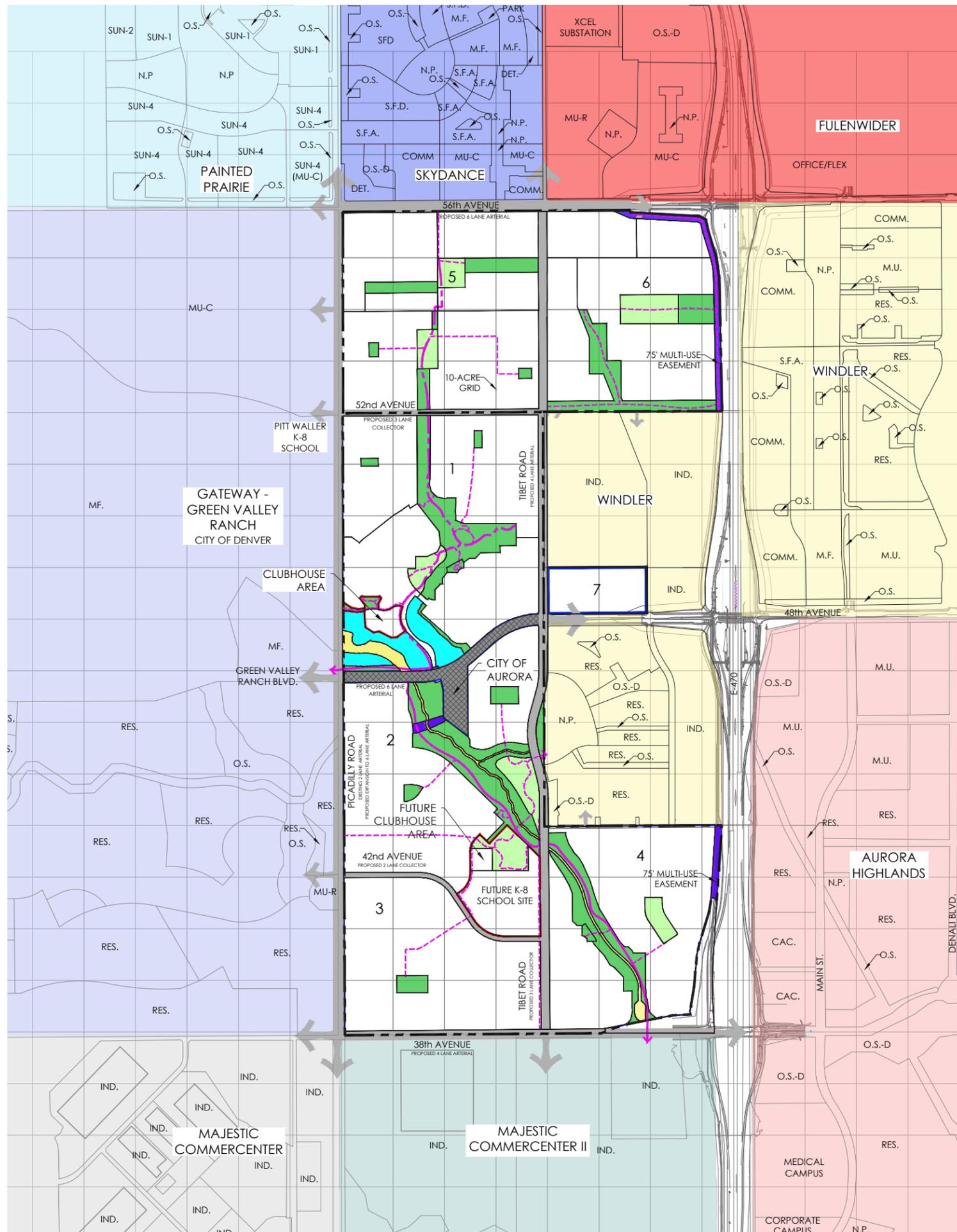


- GREEN VALLEY RANCH MP AMENDMENT 1 BOUNDARY
- GREEN VALLEY RANCH MP AMENDMENT 2 BOUNDARY
- ORIGINAL GREEN VALLEY RANCH MP BOUNDARY (NO LONGER A PART)

Sheet Title:
REGIONAL LOCATION MAP
 Context Maps
 Master Plan

Project Title:
Green Valley Ranch Master Plan Amendment 2
 Aurora, Colorado

GREEN VALLEY RANCH



LEGEND

- COLLECTOR AND ARTERIALS
EXISTING AND PROPOSED
- OPEN SPACE
- NEIGHBORHOOD PARK
- DETENTION POND
- CHANNEL
- EASEMENT
- NEIGHBORHOOD BOUNDARY & NUMBER
- REGIONAL TRAIL
- COMMUNITY TRAIL
- NEIGHBORHOOD TRAIL
- NEIGHBORHOOD ACTIVITY CENTER BOUNDARY
- SITE BOUNDARY

NOTES:
 1. PROPOSED COLLECTOR ROADS SHOWN ARE CONCEPTUAL IN NATURE AND DEPICTED TO SHOW GENERAL INTENT. FINAL ALIGNMENT WILL BE REFLECTED IN FUTURE MP SUBMITTALS.



Sheet Title:

CONTEXT MAP

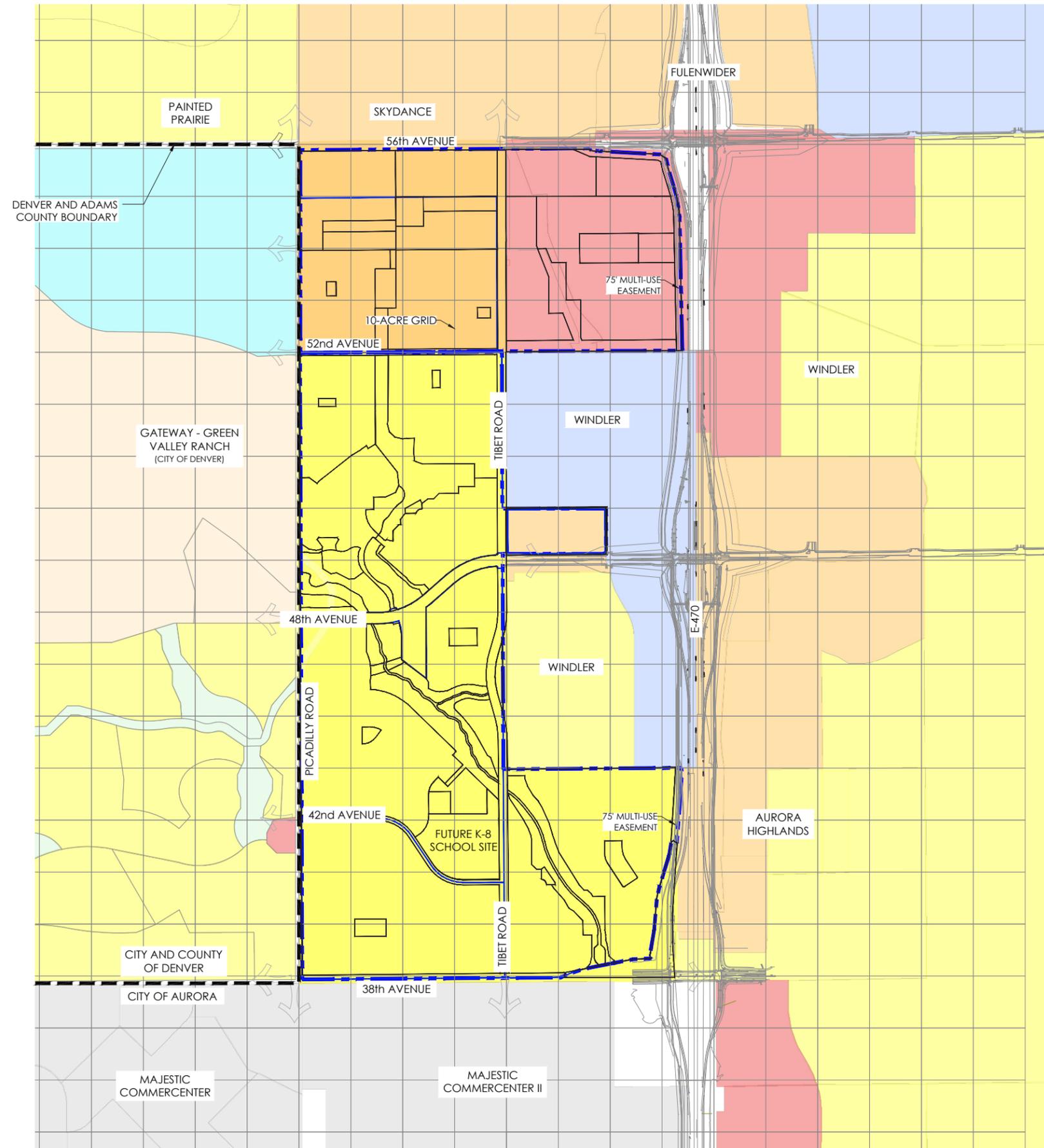
Context Maps
Master Plan

Project Title:

Green Valley Ranch Master Plan Amendment 2

Aurora, Colorado

GREEN VALLEY
RANCH



LEGEND

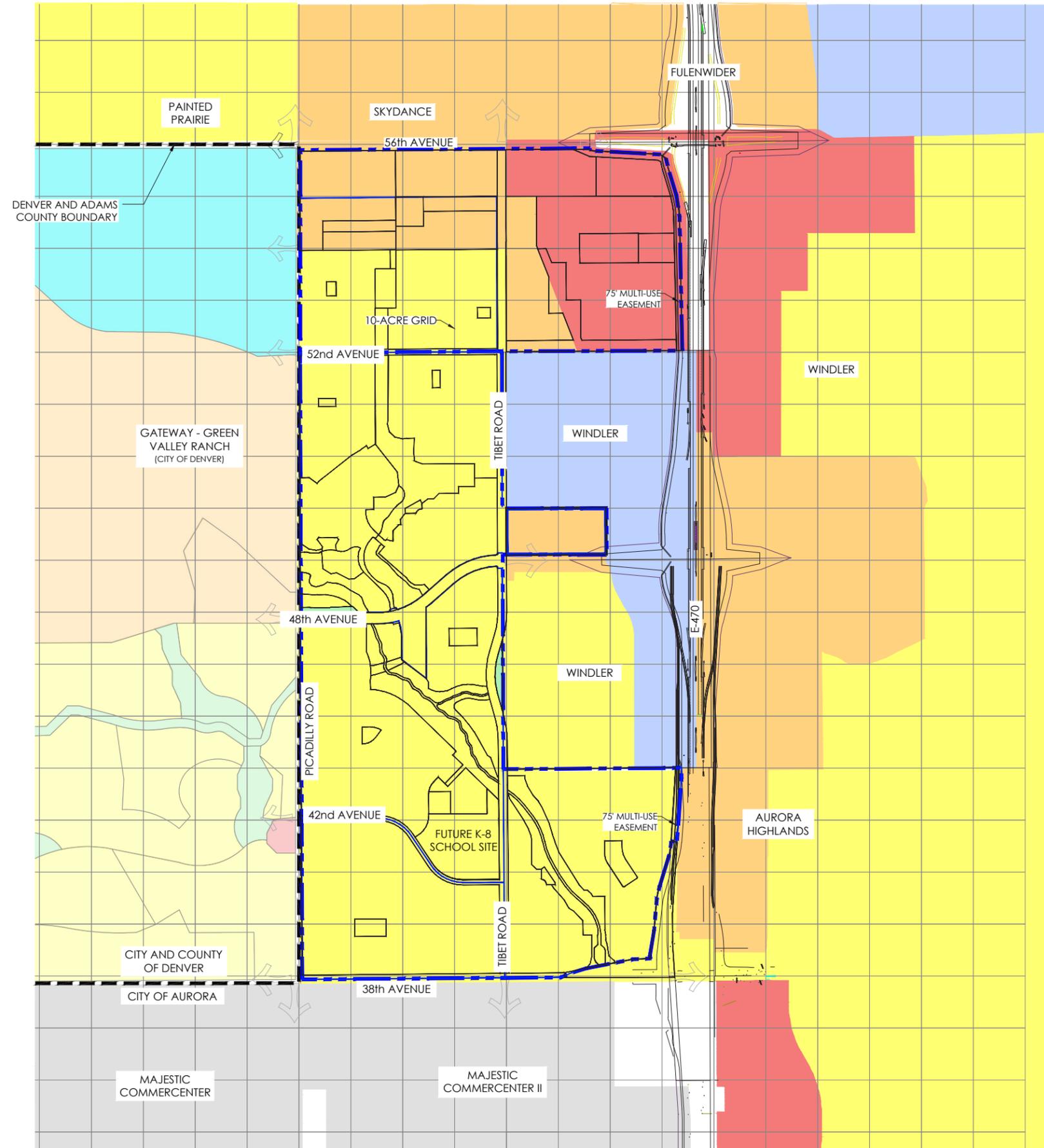
-  SITE BOUNDARY
-  CITY & COUNTY BOUNDARY
-  AIRPORT DISTRICT (AD)
-  BUSINESS/TECH DISTRICT (I-1)
-  MIXED USE AIRPORT (MU-A)
-  MIXED USE REGIONAL DISTRICT (MU-R)
-  MEDIUM DENSITY RESIDENTIAL DISTRICT (R-2)



Sheet Title:
EXISTING ZONING MAP
 Context Maps
 Master Plan

Project Title:
Green Valley Ranch Master Plan Amendment 2
 Aurora, Colorado

GREEN VALLEY RANCH



LEGEND

-  SITE BOUNDARY
-  CITY & COUNTY BOUNDARY
-  AIRPORT DISTRICT (AD)
-  BUSINESS/TECH DISTRICT (I-1)
-  MIXED USE AIRPORT (MU-A)
-  MIXED USE REGIONAL DISTRICT (MU-R)
-  MEDIUM DENSITY RESIDENTIAL DISTRICT (R-2)



Sheet Title:
PROPOSED ZONING MAP
 Context Maps
 Master Plan

Project Title:
Green Valley Ranch Master Plan Amendment 2
 Aurora, Colorado

GREEN VALLEY RANCH