



OAKWOOD  
HOMES

*A Berkshire Hathaway Company*

5/20/2024

Deborah Bickmire  
City of Aurora Planning Department  
15151 E. Alameda Parkway, Suite 2300  
Aurora, CO 80012

Re: Site Plan Vacation Application  
Green Valley Ranch East Filing No. 10

To Whom it May Concern,

On behalf of Clayton Properties Group Inc (4908 Tower Road, Denver Colorado 80249), I am requesting the vacation of Green Valley Ranch East Site Plan No. 10 w/ Adjustments, in its entirety. Vacation to include all Clayton owned tracts and all platted easements. Green Valley Ranch East Site Plan No. 10 w/ Adjustments was recorded January 21, 2022 at reception no. 2022000006447, in the official records of the clerk and recorder of Adams County, Colorado.

The purpose of this vacation is to allow for a new site plan; Green Valley Ranch Site Plan No. 19, being submitted concurrently with this vacation.

Thank you for considering this application. If you would like to discuss further, please do not hesitate to contact me at [dcarro@oakwoodhomesco.com](mailto:dcarro@oakwoodhomesco.com), or 303-486-8734.

Sincerely,

Dave Carro  
Senior Vice President of Acquisition and Entitlement

RECEPTION#: 202200006447,  
1/21/2022 @ 11:27 AM, 1 OF 24,  
REC#: 5243.00  
TD Pgs: 0 Josh Zieghebaum, Adams County, CO.

# GREEN VALLEY RANCH EAST SITE PLAN #10 W/ ADJUSTMENTS

NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 S, RANGE 66 W OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

## LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF PARCEL 1 DESCRIBED IN SPECIAL WARRANTY DEED RECORDED FEBRUARY 23, 2016 AT RECEPTION NO. 2016000015451 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY, COLORADO SITUATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 24, SAID POINT BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF EAST 48TH AVENUE, DESCRIBED AS EXHIBIT "B" IN SPECIAL WARRANTY DEED RECORDED APRIL 17, 2006 AT RECEPTION NO. 20060417000386390 IN SAID OFFICIAL RECORDS, WHENCE THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24 BEARS SOUTH 00°16'32" EAST, A DISTANCE OF 2850.24 FEET, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO;

THENCE ALONG SAID EAST LINE AND SAID EASTERLY RIGHT-OF-WAY, SOUTH 00°16'32" EAST, A DISTANCE OF 98.15 FEET TO THE SOUTHEAST CORNER OF SAID EAST 48TH AVENUE RIGHT-OF-WAY;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID EAST 48TH AVENUE, SOUTH 89°43'28" WEST, A DISTANCE OF 40.00 FEET TO A LINE PARALLEL WITH AND DISTANT 40.00 FEET WESTERLY OF THE EAST LINE OF SAID NORTHWEST QUARTER AND THE POINT OF BEGINNING;

THENCE ALONG SAID PARALLEL LINE, SOUTH 00°16'32" EAST, A DISTANCE OF 512.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE DEPARTING SAID PARALLEL LINE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'43", AN ARC LENGTH OF 39.27 FEET;

THENCE SOUTH 01°50'11" WEST, A DISTANCE OF 64.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 23.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°16'46" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 94°24'22", AN ARC LENGTH OF 41.05 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE WESTERLY HAVING A RADIUS OF 960.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°45'41", AN ARC LENGTH OF 213.82 FEET;

THENCE SOUTH 16°33'15" WEST, A DISTANCE OF 235.62 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 995.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°12'13", AN ARC LENGTH OF 30.36 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°47'47", AN ARC LENGTH OF 37.87 FEET;

THENCE SOUTH 08°08'50" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 08°08'50" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°47'47", AN ARC LENGTH OF 37.87 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 995.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°33'37", AN ARC LENGTH OF 235.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 394.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 06°31'48" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°22'00", AN ARC LENGTH OF 140.05 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 466.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°35'49", AN ARC LENGTH OF 346.45 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 294.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 64°01'43", AN ARC LENGTH OF 328.55 FEET;

THENCE NORTH 54°52'49" WEST, A DISTANCE OF 362.13 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 329.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°22'42", AN ARC LENGTH OF 243.34 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 706.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°14'15", AN ARC LENGTH OF 360.27 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 154.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°03'33", AN ARC LENGTH OF 94.23 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAID EAST 48TH AVENUE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

1. NORTH 89°42'55" EAST, A DISTANCE OF 3.37 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,027.00 FEET;

2. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9°51'29", AN ARC LENGTH OF 176.70 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

3. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°57'07", AN ARC LENGTH OF 37.94 FEET;

4. NORTH 76°15'18" EAST, A DISTANCE OF 74.00 FEET TO THE WESTERLY BOUNDARY OF THAT CERTAIN PARCEL DESCRIBED IN WARRANTY DEED RECORDED APRIL 5, 2006 AT RECEPTION NO. 2006000437490 IN SAID OFFICIAL RECORDS;

THENCE ALONG THE WESTERLY, SOUTHERLY, AND EASTERLY BOUNDARY OF SAID WARRANTY DEED THE FOLLOWING FIVE (5) COURSES:

1. NORTH 13°11'27" EAST, A DISTANCE OF 66.17 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 492.00 FEET;

2. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°54'39", AN ARC LENGTH OF 110.86 FEET;

3. SOUTH 00°16'48" EAST, A DISTANCE OF 292.87 FEET;

4. SOUTH 52°01'33" EAST, A DISTANCE OF 397.32 FEET;

5. NORTH 00°16'48" WEST, A DISTANCE OF 805.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAID EAST 48TH AVENUE AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1,027.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 37°07'08" WEST;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES:

1. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°55'09", AN ARC LENGTH OF 70.25 FEET;

2. NORTH 48°57'43" EAST, A DISTANCE OF 400.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 883.00 FEET;

3. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°52'57", AN ARC LENGTH OF 583.82 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

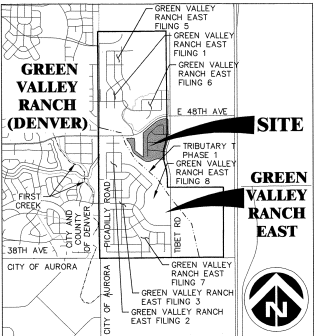
4. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92°52'48", AN ARC LENGTH OF 40.53 FEET;

5. NORTH 89°43'28" EAST, A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 29.977 ACRES, (1,305,783 SQUARE FEET), MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



SHEET LIST TABLE	
Sheet No.	Sheet Title
1	COVER
2	NOTES AND TYPICAL SECTIONS
3	LOT TABLE
4	OVERALL SITE PLAN
5	SITE PLAN
6	SITE PLAN
7	SITE PLAN AND CURVE TABLES
8	OVERALL UTILITY PLAN
9	SIGNING AND STRIPING PLAN
10	GRADING AND UTILITY PLAN
11	GRADING AND UTILITY PLAN
12	OVERALL LANDSCAPE PLAN
13-16	LANDSCAPE PLAN
17-20	LANDSCAPE DETAILS
21	HYDROZONE MAP
22	OVERALL WATER WISE EXHIBITS
23-24	INDIVIDUAL WATER WISE EXHIBITS

## ADJUSTMENTS

### 1. DOUBLE FRONTAGE LOTS

REQUEST: REQUEST THAT DOUBLE FRONTAGE LOTS ALONG A COLLECTOR ROAD BE ALLOWED AND NOT EXCEED 10% OF THE OVERALL LOT COUNT.

STANDARD: CITY OF AURORA, AURORA MUNICIPAL CODE, ARTICLE 11, SECTION 146-4.3.10-C. DOUBLE FRONTAGE LOTS SHALL NOT BE PERMITTED ADJACENT TO LOCAL OR COLLECTOR STREETS. WHERE DOUBLE FRONTAGE LOTS CANNOT BE AVOIDED, BUFFERING OF BACK YARDS FROM THOSE STREETS SHALL INCLUDE A LANDSCAPED BUFFER AT LEAST 20 FEET IN WIDTH BETWEEN THE REAR LOT LINE OF ANY RESIDENTIAL LOT AND THE CLOSEST EDGE OF CURBSIDE LANDSCAPING AREA ADJACENT TO THE STREET PER SECTION 146-4.7.3.

JUSTIFICATION: THE CITY REQUEST TO INCREASE THE INTERSECTION SPACING FROM 48TH AVENUE AS WELL AS THE CITY REQUEST TO REDUCE THE NUMBER OF ACCESS POINTS ONTO TIBET ROAD RESULTING IN A SITE PLAN WITH LOTS DOUBLE FRONTING ONTO TIBET ROAD. WHILE THE NUMBER OF DOUBLE FRONTAGE LOTS WITHIN THE SITE PLAN EXCEEDS WHAT IS ALLOWED UNDER CODE, LESS THAN 10% OF THE OVERALL LOTS ARE DOUBLE FRONTING ONTO A COLLECTOR STREET. A 24' LANDSCAPE BUFFER BETWEEN THE BACK OF LOTS AND SIDEWALK IS ALSO PROVIDED ALONG TIBET ROAD TO MEET THE STANDARD.

## PROJECT BENCHMARK

CITY OF AURORA BENCHMARK 356636NE003 BEING A 3" DIAM. BRASS CAP (COA BM, 19-0208, E-0804) ATOP THE S. WALL @ THE S.E. COR. OF THE E. 28TH AVE. BRIDGE CROSSING OVER E-470.

BRASS CAP AT LOWER STEP ON WALL WHERE THE RAILING ENDS ON THE E. END. AXA 19-0208.

ELEVATION = 5521.54 (NAVD 88)

## BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 00°17'05" WEST, A DISTANCE OF 2650.39 FEET.

LAND USE DATA	
LAND AREA WITHIN PROPERTY LINES	1,305,782 SQ. FT. (29.977 AC)
NUMBER OF LOTS PROPOSED	92
BUILDING HEIGHT	35' MAX.
LOT AREA	14,277 AC - 47.6%
HARD SURFACE AREA*	4,328 AC - 14.5%
LANDSCAPE AREA	11,372 AC - 37.9%
PRESENT ZONING CLASSIFICATION	R-2
MAXIMUM PERMITTED SIGN AREA	96 SQ. FT. & 6' MAX. HEIGHT/2 PER ENTRANCE
2015 IRC OCCUPANCY CLASSIFICATION	SINGLE FAMILY R-3
CONSTRUCTION TYPE	SINGLE FAMILY V-B NON-SPRINKLERED

\*SIDEWALKS, STREETS, CURB AND GUTTER

## PROJECT TEAM

OWNER / DEVELOPER:  
OAKWOOD HOMES  
4908 TOWER ROAD  
DENVER, CO 80249  
CONTACT: DAVID CARRO  
PHONE: (303) 486-8500

ENGINEER:  
DEWBERRY  
8100 E. MAPLEWOOD AVE., SUITE 150  
GREENWOOD VILLAGE, CO 80111  
CONTACTS: JASON MARGRAF, P.E. &  
CRAG NORTHAUM, P.E.  
PHONE: (303) 368-5601  
FAX: (303) 368-5603

SURVEYOR:  
ATYCE CONSULTANTS, INC.  
300 E. MINERAL AVE., SUITE 1  
LITTLETON, CO 80122  
CONTACT: DAN DAVIS, P.L.S.  
PHONE: (303) 713-1897

GEOTECHNICAL ENGINEER:  
A.G. WISSEMAN, INC.  
2180 S. IVANHOE ST.  
DENVER, CO 80222  
CONTACT: ROBERT BRANSON  
PHONE: (303) 759-8100

PLANNER/LANDSCAPE ARCHITECT:  
TERRACINA DESIGN  
10200 E. GIRARD AVE., SUITE 4-314  
DENVER, CO 80231  
CONTACTS:  
MIKE MEYER & LAYLA ROSALES  
PHONE: (303) 632-8867

## OWNER'S CERTIFICATE:

CLAYTON PROPERTIES GROUP II, INC. A COLORADO CORP.

GREEN VALLEY RANCH EAST FILING SITE PLAN #10 W/ ADJUSTMENTS  
LEGAL DESCRIPTION: SEE THIS SHEET

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS WHEREOF, Scott Thomson HAS CAUSED THESE PRESENTS TO

BE EXECUTED THIS 15 DAY OF Jan, AD. 20 22

BY: [Signature]

STATE OF COLORADO ( ) SS

COUNTY OF ( Denver )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS 5 DAY OF January AD. 20 22

BY: Scott Thomson  
TERRI GROVES  
Notary Public  
State of Colorado  
Notary ID # 22214002333  
My Commission Expires 01-19-2025

WITNES MY HAND AND OFFICIAL SEAL  
[Signature]

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-19-25 ADDRESS: 4908 Tower Rd Denver 80249

CITY OF AURORA APPROVALS:

CITY ATTORNEY: [Signature] DATE: 1/14/22

PLANNING DIRECTOR: [Signature] DATE: 1-13-22

PLANNING & ZONING COMMISSION: N/A DATE: N/A

CITY COUNCIL: N/A DATE: N/A

ATTEST: N/A CITY CLERK DATE: N/A

## RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER

OF \_\_\_\_\_ COLORADO AT \_\_\_\_\_ O'CLOCK, \_\_\_\_ M,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD. 20 \_\_\_\_

CLERK AND RECORDER: \_\_\_\_\_

DEPUTY: \_\_\_\_\_

INSTRUMENT: \_\_\_\_\_

AMENDMENTS

**Dewberry**  
Dewberry Engineers Inc.  
10000 E. Girard Ave., Suite 4-314  
Denver, CO 80231  
Tel: (303) 632-8867  
Email: Sales@Dewberry.com

**GREEN VALLEY RANCH EAST  
SITE PLAN #10 W/ ADJUSTMENTS**

**COVER**

**OAKWOOD HOMES**  
4908 TOWER ROAD  
DENVER, CO 80249  
Tel: (303) 486-8500  
Contact: DAVID CARRO

DOCUMENT AMENDMENTS	
No.	Description
1	1/24/2022
2	1/24/2022
3	1/24/2022
4	1/24/2022
5	1/24/2022

Project Number: **50133043**  
Drawn By: **GKP**  
Checked By: **GKP**  
Sheet Number: **1**