MINUTES

Regular Meeting – Aurora City Council Monday, December 4, 2006

CALL TO ORDER – EXECUTIVE SESSION

Mayor Tauer convened the Executive Session of City Council at 4:20 p.m.

ROLL CALL

PRESIDING: Mayor Tauer

COUNCIL MEMBERS PRESENT: Broom, FitzGerald, Markert, Peterson, Pierce

COUNCIL MEMBER ABSENT: Hogan, Wallace

OFFICIALS PRESENT: City Manager Miller, City Attorney Richardson,

City Clerk Johnson

COUNCIL MEMBERS ARRIVING

AFTER ROLL CALL: Beer, Frazier, Sandstrom

Assistant City Manager Janice Napper announced the proposed items for discussion at Executive Session.

CONSIDERATION TO RECESS FOR EXECUTIVE SESSION

Motion by Pierce, second by Markert, to recess to Executive Session.

Voting Aye: Mayor Tauer, Broom, FitzGerald, Markert, Peterson, Pierce

The Executive Session was recorded pursuant to the requirements of State law.

1. RECONVENE REGULAR MEETING OF DECEMBER 4, 2006 AND CALL TO ORDER

Mayor Tauer reconvened the regular meeting of City Council at 7:34 p.m.

2. ROLL CALL

PRESIDING: Mayor Tauer

COUNCIL MEMBERS PRESENT: Beer, Broom, FitzGerald, Frazier, Markert, Peterson,

Pierce, Sandstrom

COUNCIL MEMBER ABSENT: Hogan, Wallace

OFFICIALS PRESENT: City Manager Miller, City Attorney Richardson,

City Clerk Johnson

3. **MOMENT OF SILENCE**

4. PLEDGE OF ALLEGIANCE TO THE FLAG

5. APPROVAL OF THE MINUTES OF THE MEETING OF NOVEMBER 20, 2006

Motion by Markert, second by Pierce, to approve the minutes of November 20, 2006 as presented.

Voting Aye: Mayor Tauer, Beer, Broom, Frazier, Markert, Peterson, Pierce, Sandstrom

Abstained: Fitzgerald

6. **CEREMONY**

a. Swearing in of newly appointed Boards and Commission members – Presiding Judge Richard Weinberg

Name Board or Commission
Derrick Barnett Business Advisory Board

Beryl Williams Judicial Performance Commission

Presiding Judge Richard Weinberg administered the oath of office to the members of each board or commission. Mayor Tauer and City Council congratulated them and thanked them for their service to Aurora.

 Presentation to Aurora Water from the Rocky Mountain Water Environment Association – Mayor Edward J. Tauer

Mayor Tauer invited Jennifer Hartfelder, President of Rocky Mountain Water Education Association, to come forward to present an award to Aurora Water's Operations Challenge Team (Ed Choury, Jason Lee, Leah O'Connor, Kevin Amann). Each guest expressed appreciation for the award.

7. PUBLIC INVITED TO BE HEARD (non-agenda related issues only)

None.

8. **ADOPTION OF THE AGENDA**

The agenda was adopted as presented with item 11b added to the agenda.

9. **CONSENT CALENDAR - 9a-9g**

General Business

- Consideration to SET Regular Council Meetings at 7:30 p.m., APPROVE location for public posting of agenda at East entryway to City Hall, 15151 East Alameda Parkway.
- Consideration to APPROVE revised Council Rules of Order and Procedure/Mayor's Award.
- d. Consideration to AWARD A SINGLE SOURCE CONTRACT to Public Safety Warehouse, Aurora, Colorado in the not-to-exceed amount of \$385,950.00 for Police uniforms and tailoring services for 2007.
- e. Consideration to AWARD A COMPETITIVELY BID CONTRACT to KB Construction Inc., Elizabeth, Colorado, in the amount of \$53,858.00 for the construction of the Springhill Golf Course Lake Lining Project, Project Number 5105A.

Motion by Beer, second by Pierce, to approve items 9a, b, d, e.

Voting Aye: Mayor Tauer, Beer, Broom, FitzGerald, Frazier, Markert, Peterson, Pierce, Sandstrom

- c. Consideration to AWARD A SINGLE SOURCE CONTRACT to National Meter and Automation, Inc., Greenwood Village, Colorado in the not-to-exceed amount of \$2,538,587.00 for the purchase and installation of Badger water meters for 2007.
- ♦ The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items.

Council Member Beer asked Dan Mikesell, Manager of Water Services for Aurora Water, for a general description of the water meter program and what this particular item would mean to consumers. Mr. Mikesell said the new program is automatic reading and allows for multiple meter readings at once, ultimately reducing the labor involved in meter reading.

Council Member Beer then asked how many times they expected to go to a customer's home and replace the meters in 2007 and if there was a cost implication. Mr. Mikesell stated they anticipated to visit roughly 12,000 meters and it would not have any cost implications, because it is part of the operating budget.

Motion by Beer, second by Broom, to approve items 9c.

Voting Aye: Mayor Tauer, Beer, Broom, FitzGerald, Frazier, Markert, Peterson, Pierce,

Sandstrom

Final Ordinances

- f. Consideration of an ORDINANCE FOR FINAL rezoning a parcel of land generally located between South Vaughn Way and South Xanadu Way, South of Asbury Drive and North of I-225, City of Aurora, County of Arapahoe, State of Colorado, from R-2 to Planned Development-Mixed Use and Planned Development-Golf Course, and amending the Aurora Zoning Map accordingly (Heather Ridge Golf Club Redevelopment) 91.98 acres. (Case Number 2006-2008-00)
- g. Consideration of an ORDINANCE FOR FINAL adopting a General Development Plan for certain parcels of land generally located between South Vaughn Way and South Xanadu Way, South of Asbury Drive and North of I-225, City of Aurora, County of Arapahoe, State of Colorado, consisting of 91.98 acres (Heather Ridge Golf Club Redevelopment). (Case Number 2006-2008-00)

Motion by Markert, second by Sandstrom, to approve items 9f, g.

Voting Aye: Beer, Broom, FitzGerald, Frazier, Markert, Peterson, Pierce, Sandstrom

10. **RESOLUTIONS**

a. Consideration to APPROVE A RESOLUTION of the City Council of the City of Aurora, Colorado, ratifying the submission of an invoice by the City Manager to the Aurora Urban Renewal Authority for \$400,000 in expenses expected to be incurred by the City with regard to the Municipal Office Building Project.

Motion by Fitzgerald, second by Sandstrom, to approve item 10a.

Voting Aye: Beer, Broom, FitzGerald, Frazier, Markert, Peterson, Pierce, Sandstrom

- b. Consideration to APPROVE A RESOLUTION ratifying the previous intent of the City of Aurora, acting by and through its Utility Enterprise, to appropriate and put to beneficial use Rights of Exchange in the Arkansas River Basin and as necessary re-declaring the same.
- ♦ The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items.

Motion by Broom, second by Beer, to approve item 10b, with a waiver of reconsideration.

Voting Aye: Beer, Broom, FitzGerald, Frazier, Markert, Peterson, Pierce, Sandstrom

11. ORDINANCES FOR INTRODUCTION

 a. Consideration of an ORDINANCE FOR INTRODUCTION amending Section 14-8 of the City Code of Aurora, Colorado, relating to animals.

Dr. Jeffrey M. Marmaru, 15154 East Wesley Avenue, Aurora, CO 80014, wanted to thank the Code Enforcement Committee, Council, and the Mayor for making the amendment. He felt the original intention of the ordinance was well intended, but it may have gone too far in one direction. He believes by allowing the extension of allowable snake lengths to six feet, it will allow for many harmless reptiles. Also, the other piece of the original ordinance prevented the use of many larger snake breeds, which are harmless and perfect for educational events usage.

Council Member Markert was curious to the use of snakes for educational use. Mr. Marmaru explained that he used snakes for both informal and semi-formal teaching events. He cited examples like; Boy and Girl Scouts, Church groups, and other various youth groups needing science presentations. He feels the students learn more with the use of snakes as ice-breakers in science education.

Motion by Peterson, second by Pierce, to introduce item 11a.

Voting Aye: Beer, FitzGerald, Frazier, Markert, Pierce, Sandstrom

Voting Nay: Peterson, Broom

b. Consideration of an ORDINANCE FOR INTRODUCTION authorizing payments under an agreement for a series of option purchases of several water storage vessels, along with the adjacent and surrounding real property and certain appurtenant real property rights, between L.. G. Everist and the City of Aurora, Colorado, acting by and through its utility enterprise, for an amount not to exceed thirty million dollars.

Motion by Fitzgerald, second by Beer, to introduce item 11b.

Voting Aye: Beer, Broom, FitzGerald, Frazier, Markert, Peterson, Pierce, Sandstrom

12. PLANNING MATTERS

a. PUBLIC HEARING to consider a Site Plan for a RTD Bus Transfer Facility generally located at the Northeast corner of Sable and Centrepoint Drive (14555 East Centrepoint Drive). (Case Number 2006-6031-00)

Ms. Gretchen Armijo, Planning Department, explained that this RTD Bus Transfer Facility Site Plan application was denied by the planning commission by a vote of 2-4 at the October 25, 2006 Planning Commission Meeting. The three reasons being: lack of an onsite drop-off area, inadequate pedestrian connections, and inadequate bus shelters. Ms. Armijo then went on to explain what RTD has proposed as solutions for these three issues. All drainage and landscaping issues were resolved. Staff recommends approval of this site plan as outlined.

Council Member Fitzgerald asked for a description of how the light rail and transfer facility would interact together. Ms. Armijo stated that the two facilities are intended to be adjacent to each other. The light rail will have separate and distinct waiting areas.

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Mayor Tauer stated that this facility is in fact intended to be a transfer facility, but space will be made available for drop-off anyway. Ms. Armijo reminded Council that RTD is offering the standard bus shelters.

Elena Vossman, 1101 Bannock Street, Denver, CO 80204, representing RTD, mentioned that there were RTD engineers available for questions, and then she thanked Council for their time. She spoke of the three reasons for the site plan's previous denial. She began by reminding Council how this construction is a phased project and that the site plan's Phase I will have a drop-off, and future phases included parking structures and light rail transit. This transfer facility will improve on the current facility near the mall, and will ultimately be safer due to the enclosed nature of the site plan. Regarding the shelters, they will be using the new standard shelter, which are weather and vandal proof. They also have piping for future mulit-mobile cameras if safety was ever an issue. Other additions include trash receptacles, benches, drive release station, 18"inches pedestrian wall, pedestrian lighting and enhanced landscaping. As for pedestrian connectivity, they have improved the sidewalks and added more paths and bike racks. Several segments along the pedestrian wall have been left open for future connections.

Council Member Beer stated his general comfort in the aesthetics with the Phase I plan, however, he had issues with the integration with the overall performance with the Centepoint property. Council Member Beer asked about the time frame for the construction of the Phase II plan. Ms. Vossman stated that RTD was anticipating submission of the plan in early 2007. Future phases are waiting on completion of the Environmental Impact Study (EIS).

Stan Szabelak, RTD Civil Engineer Project Manager, 1560 Broadway, Denver, CO 80202, stated the time frame for the EIS completion should be between 2010 and 2012. The completion of the entire FastTrac program is expected by 2017.

Council Member Beer mentioned RTD's back tracking from their original plan of building a light rail station by hiding behind the excuse of EIS. Ms. Vossman stated on behalf of RTD their commitment to build a light rail station off of Sable.

Council Member Markert expressed her concern regarding the master plan and sketch pack plan and what RTD had promised. She said RTD initially proposed standard benches and later agreed to offer the benches and trash enclosures shown in the master plan, however they ultimately proposed to offer the standard bus shelters and not the custom ones from the master plan. Ms. Vossman stated that there were no designated shelters in the master plan, but they did adopt the lighting, trash receptacles, benches and different elements of signage from the sketch pack. There were not any shelters in the master plan, so RTD took as much as they could from the sketch pack, which shows seven custom RTD shelters. The shelters proposed now are the newest RTD standard shelters. Council Member Markert then asked about the isolation of the transfer station. Ms. Vossman responded with a stand-check study during peak hours checking passenger transfers, which showed only one person of 78 actually parking a vehicle near the location. The hope is that this line is the connecting line and not the drop-off line. Council Member Markert expressed her dislike of the current setup and the lack of sensitivity to safety to the proposed facility.

Council Member Beer asked if it was fair to say that for bus riders to use the Town Center as a park and ride is sort of incidental to the purpose of this transfer station and the ownership of the Town Center may not want to be used as a park and ride. Ms. Vossman stated RTD plans to accommodate for future parking, but currently RTD does not anticipate high demand for parking, because the facility is intended as a bus transfer facility. Council Member Beer then asked if there was communication between the project team and how bus riders use the Town Center property today.

Jesse Carter, RTD Service Planning Manager, 7202 South Park Court, Denver, CO, responded to Council Member Markert's concerns by noting the use of the facility as a transfer station and not a park and ride. Mr. Carter listed several bus lines that use the service solely for transferring,

which are directed to those commuters who are transit dependent and rely on public transportation to get around. Mr. Carter responded to Council Member Beer's question by saying the ownership of the Town Center was not happy with the current use of their parking lot on Alameda, and would like to see it moved away, which is exactly what this site plan will do.

Council Member Beer asked if all the routes that currently stopped near the Town Center will continue to stop at the transfer station. Mr. Carter stated that actually more service will be provided. Many misconceptions are that their has been a reduction of service to the City of Aurora, but in reality, several bus lines have been renamed and still continue to serve the southeast corridor with lots of expansion. Council Member Beer asked what RTD has done to communicate the changes related to the new transfer station location to regular riders. Mr. Carter answered by stating they have held 14 public hearings beginning in August 2005, as well as direct mailings. This has been the most difficult task for RTD in the southeast corridor, as it is the largest change since 1978.

Mayor Tauer asked if phase I was simply moving the current operation near the Town Center to a larger and safer location, and that the future planned phases are to expand that facility and integrate the light rail with parking and more space. Ms. Vossman stated this is the intended plan.

Walter Irvine, 14901 East Gill Avenue Unit H, Aurora, CO 80012, wanted to speak in favor of the plan due to the current situation; being the lesser of two evils. Mr. Irvine feels the current area is dangerous to pedestrians and hopes this item is approved in order to alleviate the present mess. Mr. Irvine also spoke of a temporary blinding light that faces traffic. In addition, Mr. Irvine is curious to know who is in charge of liter patrol, because there is excessive trash. Council Member Frazier confirmed the blinding light.

Barbara Yamrick, RTD Director, 2227 South Buckley Road #102, Aurora, CO 80013, spoke in favor of the items approval. Ms. Yamrick spoke of three major problems that are caused by the current site near the Town Center, traffic congestion and bus congestions, and opportunity for theft. She stated that this new site plan is about future connectivity, smoother transportation, and improving the current mess.

Bill McMullen, RTD Director, 9105 East Lehigh Avenue #53, Denver, CO 80237, thanked Council and the Mayor and then stated the importance and vision behind the transfer facility. Mr. McMullen thanked many players in the history of the process, and reminded Council about the multi-phase project and the needed EIS process. He ended by confirming his commitment in making it work and getting public transit moving and eventually improving the economy. Council Member Broom wanted to thank RTD and the state highway department on their previous undertakings with TREX, which is evidence that they will finish the project and it will work.

Council Member Frazier thanked the RTD directors for coming out.

Mr. McMullen spoke briefly on the standardized bus shelters, and how they have tugged and pulled to create efficient and budget friendly designs.

Council Member Pierce commented on Mr. Irvine's complaint about the light and trash.

Mayor Tauer asked the RTD panel who was responsible for trash cleanup and removing the blinding temporary light. Mr. Szabelak answered by stating they will increase the patroling and cleanup of their areas, and the blinding light will be taken down once the permanent street lights are put in place. Mayor Tauer then asked if in the mean time the angle of the light could be directed another way in order to prevent accidents. Mr. Szabelak agreed to alter the angle within the next few weeks. Council Member Beer then asked if the permanent lighting plan was expected to be down cast lighting or something else. Ms. Vossman responded by saying pedestrian style lighting consistent with the master plan would be used, and taller lights in the

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two bus parking locations. Council Member Beer asked if the no parking signs mentioned by Mr. Irvine would be posted. Staff stated they were committed to putting up the proper signage to prevent creating a parking lot on the street.

Council Member Markert stated although she would vote in favor, she feels the extra time could be used to figure out a way to make better plans.

Council Member Peterson stated that she feels uneasy with the absence of parking in the presented site plan, and hopes that future planning will have ample parking.

Motion by Beer, second by Sandstrom, to introduce item 12a.

Voting Aye: Beer, Broom, FitzGerald, Frazier, Markert, Peterson, Pierce, Sandstrom

13. **ANNEXATIONS**

a. Consideration to APPROVE A RESOLUTION finding a petition for annexation of a parcel of land located in Section 27 and a portion of the Southeast quarter of Section 28 and a portion of the North half of Section 34, Township 4 South, Range 65 West of the Sixth Principal Meridian, County of Arapahoe, State of Colorado, to be in substantial compliance with Section 31-12-107(1), Colorado Revised Statutes, and giving notice of a Public Hearing on the proposed annexation (Cottonwood Creek Investors, LLC) 683.524 acres.

Council Member Markert asked how many homes this will represent and how many new residents it will add to the city.

Mark Geyer, Project Manager, Development Assistance stated the annexation will add roughly 2,000 residential units and is unsure about plans for commercial development. This project will be the finishing piece or missing corner of the City of Aurora on the eastern portion south of I-70.

Council Member Broom stated he would like an analysis done, breaking down the cost of water taps for the projected 2,000 units, the cost of 1000 feet more of water, and the cost of potential capital improvements in order to service this area.

Council Member Beer stated he would vote in favor now because this is merely the first stage of the process and there will be time for many more questions along the way.

Council Member Markert stated that she does not like the first step of the process.

Motion by Peterson, second by Fitzgerald, to approve item 13a.

Voting Aye: Beer, Broom, FitzGerald, Frazier, Peterson, Pierce, Sandstrom

Voting Nay: Markert

14. RECONSIDERATIONS AND CALL-UPS

None.

15. **GENERAL BUSINESS**

None.

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16. **REPORTS**

NOTE: For further information on applying for a board or commission, interested citizens may call 303-739-7094 or go to Aurora's Web site at www.auroragov.org. Most boards and commissions have residency and voter registration requirements.

Report by the Mayor

Mayor Tauer wanted to congratulate the winner of the 7 News Hero Award, Aurora resident, Ms. Gladys Hoffman.

b. Reports by the Council

Council Member Markert wanted everyone to know that Tuesday, December 12, 2006 at 6:00 p.m., the Aurora Youth Commission invites all youth, ages 14-18, to meet in the Aurora Room and learn about what the Aurora Youth Commission does and enjoy good food and good activities.

Council Member Peterson wanted to invite the public to her Ward II Town Meeting on Monday, December 11, 2006, at 7:00 p.m. There will be a representative from the Buckley Air Force Base to speak about the projects taking place at Buckley. There will be food and drink.

17. **PUBLIC INVITED TO BE HEARD**

None.

18. **ADJOURNMENT**

Mayor Tauer adjourned the regular meeting of City Council at 9:07 p.m.

	EDWARD J. TAUER, Mayor
ATTEST:	
DEBRA JOHNSON, City Clerk	

Illif Golf & Land Company uc

280 Detroit Street, Sulte 200 • Denver, Colorado 80206

September 9, 2006

Ms. Libby Tart
Planner II
Planning Department
City of Aurora
15151 East Alameda Parkway
Suite 2300
Aurora, CO 80012

RE: Heather Ridge Country Club Rezoning – Neighborhood Meeting

Dear Ms. Tart:

On August 15, 2006 a Heather Ridge neighborhood meeting was held at the Heather Ridge Country Club. In attendance were approximately 230 residents, Molly Markert City Council Member, Ward IV, Errol Roland President of the United Associations of Heather Ridge, Dick Jorgensen current owner of the Heather Ridge Country Club, Mike Pharo land planner for Illif Golf and Land Company and me.

Ms. Markert acted as moderator and opened the meeting with a statement regarding the rules of conduct during the meeting. She further commented on the *prospect* of the rezoning and the positive effects for the neighborhood. She then introduced Mr. Roland. Mr. Roland discussed his involvement and interaction with me regarding the proposal and stated that this rezoning would provide the neighborhood with the ultimate outcome they have been working so diligently to achieve. Mr. Roland then introduced me.

I presented an overview of the proposal exactly as we have submitted in the GDP. There was discussion regarding residential density, parking, retail, height of the buildings, etc. There was further discussion regarding the rezoning of the golf course to preserve the open space. I informed the group that the rezoning of the golf course was not a requirement but was the commitment I was making to them as we proceeded with redevelopment plans. There was a lengthy question and answer session following the presentation.

The tenure of the meeting was extremely positive and in my opinion there is broad support for the proposed rezoning.

Please let me know if you have any questions.

Best regards,

Illif Golf & Land Company LLC James E. Johnson, Manager

Cc: Errol Roland - President UAHR

Molly Markert - City Council Member, Ward IV, Jim Sayre - Zoning & Development Review Manager

HEATHER RIDGE GOLF CLUB REDEVELOPMENT GENERAL DEVELOPMENT PLAN

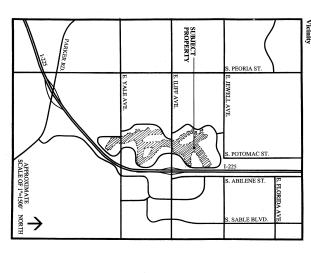
A PORTION OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 67, WEST 6TH P.M., ARAPAHOE COUNTY, COLORADO SHEET 1 OF 4

GOLF COURSE

S 88°52'15" E 841.39

NORTH EDGE OF MIXED – USE PROJECT TO BE DETERMINED WITH FINAL SITE PLAN

* DETENTION



Recorders Certificate:

Clerk and Recorder: Accepted for filing in the office of the Clerk and Recorder of ________o'clock ________o'clock _______ Deputy: AD, 20 M, this

City of Aurora Approvals:

(City Clerk)	Attest:	(Mayor)	City Council:	(Chairperson)	Planning Commission:	Planning Director:	City Auditiey.
	Date:		Date:		Date:	Date:	Date:

Owner Certification:

SITE PLAN: PARCEL I (5.11 ACRES)

RESIDENTAIL ____

TO REMAIN

S 01°07'45" W 114.36

COMMERCIAL /

TO BE REVISED

N 88°52'15" W 430.04

PRIMARY ACCESS
FULL TURNING
MOVEMENT

E. ILIFF AVENUE

\=90°00'00" R=50.00' L=78.54'

POSSIBLE DETENTION

—TO BE REVISED—

∆=27°22'15" R=205.44' L=98.14'

PRIMARY ACCESS FULL TURNING MOVEMENT

S. XANADU WAY

This General Development Plan and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants and 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

In witness thereof, Iliff Golf & Land Company, LLC has caused these presents to be executed this ______ day of _____ A. ΑĐ

State of Colorado By: James E. Johnson SS {

County of Arapahoe

Witness my hand and official seal.

My commission expires: Notary Business Address

Project Contacts
Prepared For:
Illif Golf & Land Company, LLC
280 Detroit Street, Suite 200
Denver, Colonado 80206
303-321-4144
Jim Johnson – Principal

Land Planner: Michael G. Pharo Associates, Inc. 2835 West Oxford Avenue, #6 Englewood, Colorado 80110 303-783-3772

Michael Pharo - Principal

Traffic Engineer; LSC Transportation Consultants, Inc. 1889 York Street 1889 York Street Denver, Colorado 80206 303/333-1105 Dave Ruble – Principal Civil Engineer:
Paragon Engineering Consultants
7852 S. Elafi Street, Suite 203
Littleton, Colorado 80120
303-794-8604 Wendell Ayers - Principal

Surveyor:
David E. Archer & Associates, Inc.
105 Wilcox Street
Castle Rock, Colorado 80104
303-688-6492
David Archer – Principal

Sheet Index: Vicinity Map City Approvals ------Recorders Certificate Owner Certification -Development Standards and Criteria-Parcel Identification Map------ Sheet 1 of 4
- Sheet 2 of 4
- Sheet 2 of 4
- Sheet 3 of 4
- Sheet 4 of 4

Case History: Prepared On: Revised On:			
September 8, 2006			

Building Heights:

Parcel II, III, & IV - Golf Course Parcel II, III, & IV - Golf Course

... 180 feet or 18 stories maximum olf Course 35 feet maximum

HEATHER RIDGE GOLF CLUB REDEVELOPMENT GENERAL DEVELOPMENT PLAN

A PORTION OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 67 WEST, 6^{TH} P.M., ARAPAHOE COUNTY, COLORADO SHEET 2 OF 4

There are two primary objectives of the project: Purpose and Intent of the Project

- Establish a mixed use retail/residential development at East Iliff
- · Entitle the existing Heather Ridge Golf Course with an appropriate

zone designation (PD-Golf Course)

component with residential condominiums situated in mid-rise to high-rise towers. A combination of structured and surface parking will be provided. A golf clubbouse facility will be incorporated into the development. The The mixed use portion of the project will consist of a retail/office community services will take advantage of the I-225 corridor for access to local and regional ocation at the intersection of East Iliff Avenue and South Xanadu Way

The existing golf course has been in place for approximately 35 years. Status of the existing entitlements for the golf course is questionable. This proposal will, by a vote of Council, designate the golf course an proposal will. to the zoning. appropriate PD classification and therefore eliminate uncertainties related

Development Criteria

Landscaped Openspace Lighting: Parking: All parking shall be in conformance per City of Aurora Code All lighting shall be in conformance per City of Aurora Code All signage shall be in conformance per City of Aurora Code The golf course is an existing facility and will remain an active facility. The mixed use portion of the project will be developed in two to three phases as market conditions Parcel I - Mixed Use 10% Minimum

From East Iliff Avenue Setbacks-Buildings: Parcel I

 From South Xanadu Street

• 10 feet from all property/right of way lines

Parcels II, III, & IV: Proposed Zoning

PD (Planned Development) Mixed Use PD (Planned Development) Golf Course

Permitted Uses
5.11 acres Permitted Uses: retail, office, golf club, golf course, for-

Ancillary Uses: parking, plaza/pedestrian ways, landscaped openspace

44.04 acres

Permitted Uses: golf course
Ancillary Uses: all components ancillary to the golf course such as landscaped openspaces, vehicular access, and parking maintenance facilities, irrigation/well components

Parcel III 36.58 acres golf course

Ancillary Uses: all components ancillary to the golf course such as

Parcel IV

6.25 acres landscaped openspaces, vehicular access, and parking

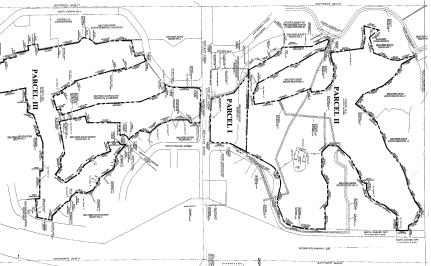
Permitted Uses: golf course

Ancillary Uses: all components ancillary to the golf course such as maintenance facilities, irrigation/well components, landscaped openspaces, vehicular access, and parking

Total	Parcel IV - Golf Course_	Parcel III - Golf Course	Parcel II - Golf Course	Parcel I - Mixed Use	Technical Data
91.98 acre	6.25	36.58	44.04	5.11	gross
91.98 acres 3.3 du/ac		•	1	58.7	density du/ac
300 d/u		,	,	300	dwelling
100.00%	6.8	39.8	47.9	acreage 5.5	% of project by

1. Parcel I consists of 5.11 acres as defined. The northern edge of the Plan, and is not intended to cause the entirety of the golf course area to be reviewed in terms of drainage, detention, water quality, etc. The effective northern boundary of Parcel I may be adjusted to meet the intent of the development and City requirements at the time of Site in Parcel I is for purposes of expediency of this General Development parcel includes existing golf course facilities which may or may not be relocated per a final site design. Inclusion of these golf course elements

2. Mixed use components will consist of 20,000 square feet of office/retail and approximately 5000 square feet of golf clubhouse.



Project Contacts

Prepared For:
Illif Golf & Land Company, LLC
Golf & Land Company, LLC
280 Detroit Street, Suite 200
Denver, Colorado 80206
303-321 4144
Jim Johnson – Principal

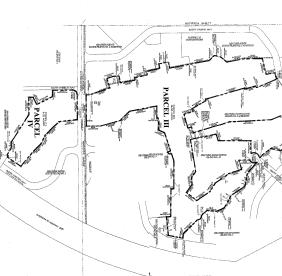
Michael Pharo - Principal

Land Planner: Michael G. Pharo Associates, Inc. 2835 West Oxford Avenue, #6 Englewood, Colorado 80110 303-783-3772

Civil Engineer:
Paragon Engineering Consultants
7852 S. Elati Street, Suite 203
Littleton, Colorado 80120 Wendell Ayers – Principal

Traffic Ingineer:
LSC Transportation Consultants, Inc.
1859 York Street
1859 York Street
Denver, Colorado 80206
303/333-105
Dave Ruble – Principal David E. Archer & Associates, Inc.
105 Wilcox Street
Castle Rock, Colorado 80104
303-688-4642
David E. Brancinal

David Archer - Principal



Case History: Prepared On: Revised On: September 8, 2006

HEATHER RIDGE GOLF CLUB REDEVELOPMENT GENERAL DEVELOPMENT PLAN

A PORTION OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 67 WEST, 6¹⁴ P.M., ARAPAHOE COUNTY, COLORADO SHEET 3 OF 4

Legal Description:

Beginning at the Southeast corner of Lot 1, Block 1, Heather Ridge Racquet Club Subdivision Filing No. 1; thence N 14°52'15"W along the described as follows: A portion of Heather Ridge Filing No. 1, being more particularly

the Southerly line of Lot 1, Block 1, as platted in Heather Ridge Filing No East boundary of Lot 1, Block 1, a distance of 236.21 feet; thence N 52°52'15"W along said East boundary 260.20 feet to the North line of line and Southerly along the Easterly boundary Heather Ridge Filing No. 1; thence Easterly along the Northerly boundary the following 6 courses line and Westerly along

- South 88°52'15" East, a distance of 841.39 feet to the Northeast corner
- South $28^{\circ}30'00"$ West, a distance of 136.47 feet to a point of curve; . Along a curve to the left, having a delta of $27^{\circ}22'15"$, a radius of 205.44feet, a distance of 98.14 feet measured along the arc to a point of
- tangent;
 South 01°07'45" West, a distance of 114.36 feet to a point of curve;
- tangent, said point being the Southeasterly corner of said Lot I
 North 88°52'15" West, a distance of 430.04 feet to the point of Along a curve to the right, having a delta of 90°00'00", a radius of 50.00 feet, a distance of 78.54 feet measured along the arc to a point of tangent, said point being the Southeasterly corner of said Lot 1;

Containing 5.11 acres

County of Arapahoe, State of Colorado

Parcel II: described as follows A parcel of land in the Northeast 1/4 of Section 25, Township 4 South, Range 67 West of the Sixth Principal Meridian, more particularly

Commencing at the Southeast corner of Lot 1, Block 1, Heather Ridge Filing No. 3, said point being on the Northerly line of Lot 1, Block 1, following five (5) courses and distances:

1. Thence North 50°56′53" West, 100.80 feet to an existing pin with cap: hence along the Easterly boundary of Heather Ridge Filing No. 3, the Heather Ridge Filing No. 1, whence the Southwest corner of said Northeast 1/4 of Section 25 bears South 52°26′13" West 794.37 feet;

- Thence North 13°31'05" East, 75.19 feet to an existing pin with cap;
 Thence North 20°39'55" West, 106.04 feet to an existing pin with cap;
 Thence South 65°00'05" West, 48.00 feet to an existing pin with cap;
 Thence North 21°38'17" West, 160.61 feet to an existing pin with cap
- and to the true point of beginning;

following three (3) courses hence along the Easterly boundary of Heather Ridge Filing No. 3, the

- Thence North 00°11'49" West, 291.00 feet to an existing pin with cap: Thence North 24°35'37" West, 176.11 feet to an existing pin with cap.
- an existing pin with cap, being the Western most corner of Heather Ridge South Subdivision Filing No. 9 Amended; being on the Easterly right-of-way line of South Vaughn Way; Thence North 25°00′00" East, 28.00 feet along said right-of-way line of

Thence along the Westerly, Southerly, and Easterly boundary of Heather Ridge South Subdivision Filing No. 9 Amended, the following nineteen

- Thence South 64°27′29" East, 121.22 feet to an existing pin with cap. Thence South 28°27'55" East, 376.37 feet to an existing pin with cap: Thence South 25°32'31" West, 8.72 feet to an existing pin with cap;
 - Thence South 32°0010" East, 18.87 feet to an existing pin with cap;
 Thence South 14°02'10" East, 65.00 feet to an existing pin with cap;
 Thence South 30°20'39" East, 21.77 feet to an existing pin with cap;
 Thence South 16°33'42" East, 93.59 feet to an existing pin with cap; Thence South 64°30'40" East, 105.75 feet to an existing pin with cap

- 9. Thence North 81°26'40" East, 114.27 feet to an existing pin with cap; 10. Thence North 08°33'20" West, 282.73 feet to an existing pin with cap; 11. Thence North 17°38'18" West, 156.4 feet to an existing pin with cap; 12. Thence North 25°03'36" East, 41.30 feet to an existing pin with cap; 13. Thence North 45°03'36" East, 41.30 feet to an existing pin with cap; 14. Thence North 45°16'29" West, 12.3.0 feet to an existing pin with cap; 15. Thence North 45°16'29" West, 111.73 feet to an existing pin with cap; 16. Thence South 78°23'240" West, 10.40 feet to an existing pin with cap; 17. Thence South 81°58'04" West, 90.00 feet to an existing pin with cap; 18. Thence South 69°26'18" West, 90.00 feet to an existing pin with cap; 19. Thence North 69°26'18" West, 90.00 feet to an existing pin with cap; 19. Thence North 69°26'18" West, 50.60 feet to an existing pin with cap; 19. Thence North 69°26'18" West, 50.60 feet to an existing pin with cap; 19. Thence South 69°26'18" West, 50.60 feet to an existing pin with cap; 19. Thence South 69°26'18" West, 50.60 feet to an existing pin with cap; 19. Thence South 69°26'18" West, 50.60 feet to an existing pin with cap; 19. Thence South 69°26'18" West, 50.60 feet to an existing pin with cap; 19. Thence South 69°26'18" West, 50.60 feet to an existing pin with cap; 19. Thence South 69°26'18" West, 50.60 feet to an existing pin with cap; 19. Thence South 69°26'18" west, 50.60 feet to an existing pin with cap; 19. Thence South 69°26'18" west, 50.60 feet to an existing pin with cap; 19. Thence South 69°26'18" west, 50.60 feet to an existing pin with cap; 19. Thence South 69°26'18" west, 50.60 feet to an existing pin with cap; 19. Thence South 69°26'18" west, 50.60 feet to an existing pin with cap; 19. Thence South 69°26'18" west, 50.60 feet to an existing pin with cap; 19. Thence South 69°26'18" west, 50.60 feet to an existing pin with cap; 19. Thence South 69°26'18" west, 50.60 feet to an existing pin with cap; 19. Thence South 69°26'18" west, 50.60 feet to an existing pin with cap

Thence along the Easterly boundary of Heather Ridge Filing No. 7, the

- following nine (9) courses and distances:

 1. Thence North 66°5440° West, 332.42 feet to an existing pin with cap;
 2. Thence North 16°47124° West, 107.08 feet to an existing pin with cap;
 3. Thence South 84°5040° West, 133.54 feet to an existing pin with cap;
 4. Thence North 16°1720° East, 103.45 feet to an existing pin with cap;
 5. Thence South 84°2255° East, 128.184 feet to an existing pin with cap;
 6. Thence North 12°2750° East, 128.196 feet to an existing pin with cap;
 7. Thence North 12°3753° East, 192.31 feet to an existing pin with cap;
 8. Thence North 12°37541° East 86.42 feet to an existing pin with cap;
 8. Thence North 10°3841° East 86.42 feet to an existing pin with cap;
 9. Thence North 10°3841° East 86.42 feet to an existing pin with cap;
 10°50° East 1
- Thence North 16°49'12" West, 172.52 feet to an existing pin with cap, being on the Southeasterly right-of-way line of South Vaughn Way and the Southeasterly boundary of Heather Ridge Filing No. 6;

way line of South Vaughn Way, Heater Ridge Filing No. 6, to an existing pin with cap, being the Western most corner of Heather Ridge South following seven (7) courses and distances: Subdivision Filing No. 12; thence along the Southwesterly and Southeasterly boundary of Heather Ridge South Subdivision No. 12 the Thence North 62°12'00" East, 16.42 feet along the Southeasterly right-of-

- Thence South 27°48'00" East, 158.31 feet to an existing pin with cap;
 Thence South 60°25'00" East, 135.00 feet to an existing pin with cap;
 Thence South 39°18'00" East, 176.00 feet to an existing pin with cap;
 Thence South 23°20'00" East, 223.00 feet to an existing pin with cap;
 Thence South 27°20'00" East, 16.00 feet to an existing pin with cap;
 Thence North 37°27'00" East, 138.00 feet to an existing pin with cap,
 Thence North 37°27'00" East, 138.00 feet to an existing pin with cap,
 Thence North 37°27'00" East, 138.00 feet to an existing pin with cap, No.

Filing No. 13, the following twelve (12) courses and distances: hence along the Southerly boundary of Heather Ridge South Subdivision

- I. Thence North 43°0200" East, 27.00 feet to an existing pin with cap.

 2. Thence North 68°3300" East, 295.00 feet to an existing pin with cap.

 3. Thence North 49°0900" East, 210.00 feet to an existing pin with cap.

 4. Thence North 63°5800" East, 148.00 feet to an existing pin with cap.

 5. Thence North 63°5800" East, 148.00 feet to an existing pin with cap.

 6. Thence North 64°3900" East, 166.00 feet to an existing pin with cap.
- 6. Thence North 64°39'00' East, 166.00 feet to an existing pin with cap;
 7. Thence North 55°31'00' East, 92.00 feet to an existing pin with cap;
 8. Thence South 85°25'00' East, 63.00 feet to an existing pin with cap;
 9. Thence South 67°50'00' East, 15.00 feet to an existing pin with cap;
 10. Thence South 30°42'00' East, 113.00 feet to an existing pin with cap;
 11. Thence South 80°52'15' East, 13.00 feet to an existing pin with cap,
 being on the Westerdy right-of-way line of South Xanadu Way;
 12. Thence South 01°07'45' West, 123.00 feet along said right-of-way line of south So

Ridge South Subdivision Filing No. 11, the following twenty-eight (28) Thence along the Northerly, Westerly and Southerly boundary of Heathe

2. Thence South 43°26'00" West, 80.00 feet to an existing pin with cap: Thence North 88°52'15" West, 157.31 feet to an existing pin with cap:

20. being on the Westerly right-of-way line of South Xanadu Way; Thence South 01°07'45" West, 171.64 feet along said right-of-way line

to an existing pin with cap, being a point of curvature;
21. Thence 85.36 feet along said right-of-way line and along the arc of a curve to the right, whose delta is 13°24'00", whose radius is 365.00 feet

23. Thence 111.34 feet along said right-of-way line and along the arc of a curve to the right, whose delta is 55°28'15", whose radius is 115.00 feet

on the Southeasterly right-of-w being also a point of curvature;

the Southeasterly right-of-way line of South Vaughn Way, said poin

25. Thence 66.29 feet along said right-of-way line and along the arc of a to an existing pin with cap, being a point of curvature; curve to the right, whose delta is 34°31'45", whose radius is 110.00 feet

 Thence North 75°28'15" West, 108.33 feet along said right-of-way line to a point of tangency, an existing pin with cap;

curve to the left, whose delta is 76°01'45", whose radius is 235.00 feet,

 Block 1, Heather Ridge Filing No. 1 to the East boundary of Heather Ridge Racquet Club Subdivision Filing No. 1; thence N 52°52'15"W boundary a distance of 136.40 feet to the point of beginning said boundary a distance of 306.69 feet; thence N 44°39'55"W along said along said boundary a distance of 3.31 feet; thence N 28°34'10"W along

County of Arapahoe, State of Colorado

A parcel of land in the Southeast 1/4 of Section 25, Township 4 South, Range 67 West of the Sixth Principal Meridian, more particularly described as follows:

Southeast ¼ Section 25, to a point; thence North 00°09'45" West, 45.00 feet to an existing pin with cap, being on the Northerly right-of-way line Beginning at the Southwest corner of said Southeast 1/4 of Section 25; thence North 89°50′15″ East, 705.37 feet along the South line of said five (25) courses and distances Ridge South Subdivision Filing No. 5, Amended, the following twenty Ridge' South Subdivision Filing No. 5 Amended, said point being also th of East Yale Avenue and the Southeast corner of Lot 2, Block 1, Heather true point of beginning; thence along the Easterly boundary of Heather

- 1. Thence North 00°09/45" West, 40.91 feet to an existing pin with cap;
 2. Thence North 18°13'00" West, 202.30 feet to an existing pin with cap;
 3. Thence South 71°47'00" West, 100.00 feet to an existing pin with cap;
 4. Thence North 18°13'00" West, 79.00 feet to an existing pin with cap;
 5. Thence North 79°43'00" East, 71.00 feet to an existing pin with cap;
 6. Thence North 19°43'00" West, 154.00 feet to an existing pin with cap;
 7. Thence North 19°17'00" West, 154.00 feet to an existing pin with cap;
 9. Thence North 19°17'00" West, 154.00 feet to an existing pin with cap;
 10. Thence North 10°17'00" West, 130.90 feet to an existing pin with cap;
 11. Thence North 10°17'00" West, 147.00 feet to an existing pin with cap;
 12. Thence North 10°17'00" West, 147.00 feet to an existing pin with cap;
 13. Thence North 10°17'00" West, 47.00 feet to an existing pin with cap;
 14. Thence North 10°17'00" West, 147.00 feet to an existing pin with cap;
 15. Thence North 10°17'00" West, 147.00 feet to an existing pin with cap;
 16. Thence North 10°17'00" West, 100.00 feet to an existing pin with cap;
 17. Thence North 10°17'00" West, 208.00 feet to an existing pin with cap;
 18. Thence North 10°17'00" West, 208.00 feet to an existing pin with cap;
 19. Thence North 10°17'00" West, 208.00 feet to an existing pin with cap;
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 20. Thence North 10°17'00" West, 208.00 feet to an existing pin with cap;
 21. Thence North 10°17'00" West, 208.00 feet to an existing pin with cap;
 22. Thence North 10°17'00" West, 208.00 feet to an existing pin with cap;
 23. Thence North 10°17'00" West, 208.00 feet to an existing pin with cap;
 24. Thence North 10°17'00" West, 208.00 feet to an existing
- 3. Thence South 37°45′59′ West, 86.01 feet to an existing pin with cap;
 4. Thence South 26°11′00′ West, 117.00 feet to an existing pin with cap;
 5. Thence South 45°57′00′ West, 20.00 feet to an existing pin with cap;
 6. Thence South 45°57′00′ West, 52.00 feet to an existing pin with cap;
 7. Thence North 89°54′00′ West, 52.54 feet to an existing pin with cap;
 8. Thence South 69°60′0′ West, 52.54 feet to an existing pin with cap;
 9. Thence South 68°07′00′ West, 100.00 feet to an existing pin with cap;
 10. Thence South 68°07′00′ West, 100.00 feet to an existing pin with cap;
 11. Thence South 69°49′00′ West, 100.00 feet to an existing pin with cap;
 12. Thence South 41°41′00′ West, 100.00 feet to an existing pin with cap;
 13. Thence South 89°32′00′ East, 28.00 feet to an existing pin with cap;
 14. Thence South 89°32′00′ East, 28.00 feet to an existing pin with cap;
 15. Thence North 69°57′00′ East, 220.00 feet to an existing pin with cap;
 17. Thence South 45°34′00′ East, 223.00 feet to an existing pin with cap;
 18. Thence South 45°34′00′ East, 223.00 feet to an existing pin with cap;
 19. Thence South 45°34′00′ East, 223.00 feet to an existing pin with cap;
 19. Thence South 89°35′00′ East, 223.00 feet to an existing pin with cap;
 19. Thence South 89°35′00′ East, 223.00 feet to an existing pin with cap;
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 19. Thence South 89°35′00′ East, 223.00 feet to an existing pin with cap;
 19. The Westerder inchester with cap;
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- to a point of tangency, an existing pin with cap;
 22. Thence South 14°31'45" West, 107.44 feet along said right-of-way line to an existing pin with cap;
- to a point of tangency, an existing pin with cap,
 24. Thence South 70°00′00" West, 150.64 feet along said right-of-way line
- 27. Thence 311.84 feet along said right-of-way line and along the arc of a to an existing pin with cap, being a point of curvature;
- to a point of tangency, an existing pin with cap;
 28. Thence South 28°30'00" West, 262.88 feet along said right-of-way line
 to an existing pin with cap, being the Northeast corner of Lot 1, Block
 1, Heather Rüge Filing No. 1;

Thence North 88°52'15" West, 841.39 feet along the Northerly line of Lot

Subdivision Filing No. 8 Amended; thence along the Westerly, Southerly and Easterly boundary of Heather Ridge South Subdivision Filing No. 8 Thence 65.18 feet along said right-of-way line and along the arc of a curv to the left from a tangent bearing of North 79°30′00" East, whose delta is pin with cap being the Western most corner of Heather Ridge South 20°11'15", whose radius is 185.00 feet to a point on a curve, an existing

7. Thence North 74°05'00" East, 15.43 feet to an existing pin with cap:
8. Thence South 30°05'00" East, 172.69 feet to an existing pin with cap:
9. Thence North 95°55'00" East, 20.75 feet to an existing pin with cap:
10. Thence North 16°47'00" East, 105.20 feet to an existing pin with cap:
11. Thence North 73°13'00" East, 152.00 feet to an existing pin with cap:
12. Thence North 73°13'00" East, 152.00 feet to an existing pin with cap:
13. Thence North 73°13'00" East, 151.00 feet to an existing pin with cap: 2. Thence South 21°53'(00° East, 214.00 feet to an existing pin with cap:
3. Thence South 86°07'00' West, 23.15 feet to an existing pin with cap:
4. Thence South 75°53'(00° East, 11.13 86 feet to an existing pin with cap:
5. Thence South 74°05'(00° West, 10.00 feet to an existing pin with cap:
6. Thence South 15°53'(00° East, 430.00 feet to an existing pin with cap:
7. Thence South 15°53'(00° East, 430.00 feet to an existing pin with cap:
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7. Thence South 15°53'(00° East, 430.00 feet to an existing pin with cap:
7. Thence South 15°53'(00° East, 430.00 feet to a Amended, the following eighteen (18) courses and distances: 1. Thence South 30°41'15" East, 25.00 feet to an existing pin with cap:

Thence North 82°43'00" West, 48.00 feet to an existing pin with cap; Thence North 61°27'21" West, 25.89 feet to an existing pin with cap, ton a curve and the Southeasterly right-of-way line of m Way, Heather Ridge Filing No. 2;

 Thence North 16°47'00" West, 402.00 feet to an existing pin with cap
 Thence North 01°41'00" West, 437.00 feet to an existing pin with cap
 Thence North 22°04'00" West, 283.00 feet to an existing pin with cap 14. Thence North 16°47'00" West, 402.00 feet to an existing pin with 15. Thence North 01°41'00" West, 437.00 feet to an existing pin with

Thence North 82°43'00" West, 48.00 feet to an existing J

(Legal Description Continued on Sheet 4 of 4)

Case History: Prepared On: Revised On: September 8, 2006

HEATHER RIDGE GOLF CLUB REDEVELOPMENT GENERAL DEVELOPMENT PLAN

A PORTION OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 67 WEST, 6^{1H} P.M., ARAPAHOE COUNTY, COLORADO SHEET 4 OF 4

to the left, from a tangent bearing of North 28°32'39" East, whose delta is $27^{\circ}24'54$ ", whose radius is 189.11 feet to a point of tangency, an existing pin with cap; thence North 01°07'45" East, 226.46 feet along said right-ofradius is 50.00 feet to a point of tangency, an existing pin with cap on the Southerly right-of-way line of East Iliff Avenue, Heather Ridge Filing No. an existing pin with cap, being the Northwest corner of Lot 1, Block 1, way line to a point of curvature, an existing pin with cap; thence 78.54 feet along the arc of a curve to the right, whose delta is 90°00′00″, whose l; thence South 88°52'15" East, 327.00 feet along said right-of-way line to Thence 90.48 feet along said right-of-way line and along the arc of a curve

Heather Ridge Filing No. 5; thence along the Westerly boundary of Heather Ridge Filing No. 5 the following five (5) courses and distances: I. Thence South 9:0745" West, 98.00 feet to an existing pin with cap; 2. Thence South 52°29′43" West, 37.67 feet to an existing pin with cap; 3. Thence South 9°07′45" West, 17.80.0 feet to an existing pin with cap; 4. Thence South 19°99′45" East, 144.76 feet to an existing pin with cap; 5. Thence South 19°99′45" East, 144.76 feet to an existing pin with cap, being the Northwesterly corner of Tract A, Block 2, Heather Ridge

1.South 11°22'06" West, 111.30 feet to an existing pin with cap; 2.Thence South 39°02'37" East, 106.84 feet to an existing pin with cap; hree (23) courses and distances tidge South Subdivision Filing No. 10, Amended, the following twentyhence along the Westerly, Southerly, and Easterly boundary of Heather

South Subdivision Filing No. 10, Amended;

3.Thence South 49°04'36" East, 29.59 feet to an existing pin with cap, being a point on a curve and the right-of-way line of Worchester Court, 4.Thence 15.61 feet along said right-of-way line and along the arc of a curve to the left from a tangent bearing of South 34°32'03" West, whose delta is 04°58'03", whose radius is 180.00 feet to a point of beginning of a cul-de-sac, an existing pin with cap:

5.Thence 103.64 feet along said right-of-way line and along the arc of a curve to the left, from a tangent bearing of South 75°43'33" West, curve to the left, from a tangent bearing of South $75^{\circ}43^{\circ}33^{\circ}$ West, whose delta is $107^{\circ}57^{\circ}58^{\circ}$, whose radius is 55.00 feet to a point on a

11. Thence South 56°38'(0)" East, 88.00 feet to an existing pin with cap; 12. Thence North 82°29'26" East, 30.25 feet to an existing pin with cap; 15. Thence South 82°56'(0)" East, 110.00 feet to an existing pin with cap; 14. Thence North 37°04'(0)" East, 142.00 feet to an existing pin with cap; 15. Thence North 37°36'(0)" West, 165.00 feet to an existing pin with cap; 16. Thence North 37°36'(0)" West, 107.00 feet to an existing pin with cap; 17. Thence North 37°36'(0)" West, 107.00 feet to an existing pin with cap; 17. Thence North 37°36'(0)" West, 107.00 feet to an existing pin with cap; 18. Thence North 16°23'(0)" West, 140.00 feet to an existing pin with cap; 18. Thence North 16°23'(0)" West, 100.85 feet to an existing pin with cap; 19. Thence South 73°36'(0)" West, 100.85 feet to an existing pin with cap; 19. Thence North 00°010'(0)" Feet 111.05 feet to an existing pin with cap. 9. Thence South 11°26′00" East, 272.00 feet to an existing pin with cap; 10. Thence North 80°45′00" East, 338.00 feet to an existing pin with cap; 20. Thence North 00°00'00" East, 111.26 feet to an existing pin with cap, curve, an existing pin with eap;
6. Thence North 90°00′00′ West, 135.51 feet to an existing pin with eap;
7.Thence South 00°00′00′ East, 344.00 feet to an existing pin with eap;
8.Thence South 72°55′00′ West, 74.00 feet to an existing pin with cap; being a point on a curve of the cul-de-sac right-of-way of Worchester

21.Thence 97.64 feet along said right-of-way line and along the arc of a curve to the left, from a tangent bearing of North $65^{\circ}16'48''$ East, whose delta is $101^{\circ}42'48''$, whose radius is 55.00 feet to a point of tangency of said cul-de-sac an existing pin with cap;

22.Thence 13.36 feet along the Southeasterly right-of-way line of whose radius is 120.00 feet to a point of tangency, an existing pin with

23. Thence North 41°00′00″ East, 8.06 feet to an existing pin with cap, being the Western most corner of Lot 1, Block 1, Amended Plat of Heather Ridge South Filing No. 4;

Thence along the Southwesterly boundary of Amended Plat of Heather Ridge South Filing No. 4, the following thirteen (13) courses and

Thence South 49°00'00" East, 13.00 feet to an existing pin with cap;

Thence South 21°13'10" East, 43.99 feet to an existing pin with cap:

3. Thence South 49°0(00°) East, 103.00 feet to an existing pin with cap; 4. Thence South 78°3621" East, 138.72 feet to an existing pin with cap; 5. Thence South 33°11'39" East, 177.95 feet to an existing pin with cap; 6. Thence South 60°2647" East, 131.51 feet to an existing pin with cap; 7. Thence South 52°4610" East, 96.61 feet to an existing pin with cap; 8. Thence South 50°14'50" West, 98.41 feet to an existing pin with cap;

Thence South 42°55'48" East, 58.73 feet to an existing pin with cap;
 Thence south 63°52'08" East, 59.03 feet to an existing pin with cap;
 Thence South 16°33'25" East, 38.60 feet to an existing pin with cap;
 Thence South 44°03'39" East, 197.37 feet to an existing pin with cap;
 Thence South 44°03'39" East, 197.37 feet to an existing pin with cap;
 Thence South 79°40'42" East, 54.00 feet to an existing pin with cap;
 Thence South 54°03'40" East, 197.37 feet to an existing pin with cap;
 Thence South 54°03'40" East, 197.37 feet to an existing pin with cap;
 Thence South 54°03'40" East, 197.37 feet to an existing pin with cap;

South Subdivision Filing No. 6, the following two (2) courses and Thence along the Westerly and Northerly boundary of Heather Ridge

Subdivision Filing No. 6;

. Thence 158.59 feet along the arc of a curve to the right, from tangent bearing of South 10°13'17" West, whose delta is 02°05'21", whose

radius is 4349.00 feet to an existing pin with cap; Thence South 84°2778" West, 205.14 feet to an existing pin with cap, being a point on the Easterly boundary of Heather Ridge South Subdivision Filing No. 7 Amended;

Thence along the Northerly and Westerly boundary of Heather Ridge South Subdivision Filing No. 7 Amended, the following thirteen (13)

Thence North 00°09'40" East, 48.50 feet to an existing pin with cap:

2. Thence North 89°50'20" West, 200.06 feet to an existing pin with cap;
3. Thence North 89°50'20" West, 200.06 feet to an existing pin with cap;
4. Thence North 89°50'20" West, 200.40 feet to an existing pin with cap;
5. Thence South 71°07'00" West, 305.06 feet to an existing pin with cap;
6. Thence South 25°43'00" West, 10.20 feet to an existing pin with cap;
7. Thence North 89°50'20" West, 123.00 feet to an existing pin with cap;
8. Thence South 05°09'40" West, 15.30 feet to an existing pin with cap;
9. Thence North 89°50'20" West, 129.34 feet to an existing pin with cap;
10. Thence South 68°32'40" East, 120.06 feet to an existing pin with cap;
11. Thence South 45°43'00" East, 138.06 feet to an existing pin with cap;
12. Thence South 45°43'00" East, 204.80 feet to an existing pin with cap;
13. Thence South 45°43'00" East, 204.80 feet to an existing pin with cap;

13. Thence South 00°09'45" East, 152.61 feet to an existing pin with cap, on the Northerly right-of-way line of East Yale Avenue;

way line of East Yale Avenue to the true point of beginning, Thence South 89°50'15" West, 330.39 feet along the Northerly right-of

Ridge South Filing No. 1, said point being also the true point of Beginning at the Northwest corner of said Northeast 1/4 of Section 36; thence North 89°50'15" East, 971.05 feet along the North line of aid Northeast 1/4 of Section 36 to a point; thence South 00°50'945" East, 45.00 feet to an existing pin with cap, being on the Southerly right-of-way line of East Yale Avenue and the Northwest corner of Lot 1, Block 1, Heather beginning; thence along the Southwesterly boundary

South Filing No. 1, the following six (6) courses and distances:

Thence along the Northeasterly boundary of Heather Ridge South Filing No. 2, the following thirteen (13) courses and distances:

9. Thence North 26°24'42" West, 177.45 feet to an existing pin with cap

Thence North 89°58'57" West, 66.00 feet to an existing pin with cap, being on the Easterly right-of-way line of South Wheeling Way;
 Thence North 00°01'03" East, 215.96 feet along said right-of-way line

Southerly right-of-way line of East Yale Avenue, an existing pin with 89°49'12", whose radius is 50.00 feet to a point of tangency on the

way line to the true point of beginning,

Containing 6.25 acres

County of Arapahoe, State of Colorado

Parcel IV:
A parcel of land in the Northeast 1/4 of Section 36, Township 4 South, lange 67 West of the Sixth Principal Meridian, more particularly

of Heather Ridge

Land Planner: Michael G, Pharo Associates, Inc. 2835 West Oxford Avenue, #6 Englewood, Colorado 80110 303-783-3772

Michael Pharo - Principal

Paragon Engineering Consultants 7852 S. Elati Street, Suite 203 Littleton, Colorado 80120 103-794-8604 Wendell Ayers – Principal

Prepared For:
Illif Golf & Land Company, L.
Illif Golf & Land Company, L.
280 Detroit Street, Suite 200
Denver, Colorado 80206
303-321-4144
Tim Labora, Deincinol

LIC

Project Contacts

Jim Johnson – Principal

1. Thence South 05°3945" East, 197.00 feet to an existing pin with cap:
2. Thence South 45°5445" East, 207.50 feet to an existing pin with cap:
3. Thence South 62°4245" East, 101.00 feet to an existing pin with cap:
4. Thence South 42°4445" East, 105.00 feet to an existing pin with cap:
5. Thence South 42°4445" East, 204.30 feet to an existing pin with cap:
6. Thence South 39°2945" East, 204.30 feet to an existing pin with cap:
6. Thence South 39°2945" West, 175.00 feet to an existing pin with cap:
being on the Northeasterly boundary of Heather Ridge South Filing No

1. Thence North 54°1445° West, 20.00 feet to an existing pin with cap;
2. Thence South 55°45'15" West, 16.00 feet to an existing pin with cap;
3. Thence North 85°12'22' West, 82.56 feet to an existing pin with cap;
4. Thence North 90°00'00' West, 64.00 feet to an existing pin with cap;
5. Thence North 90°00'00' West, 64.00 feet to an existing pin with cap;
6. Thence North 90°00'00' West, 185.00 feet to an existing pin with cap;
7. Thence North 90°00'00' West, 185.00 feet to an existing pin with cap;
7. Thence North 90°00'00' West, 185.00 feet to an existing pin with cap;

Surveyor:
David E. Archer & Associates, Inc.
105 Wilcox Street
Castle Rock, Colorado 80104
303-688-6492
David Archer – Principal

Traffic Engineer: 1,8C? Transportation Consultants, Inc. 1889 York Street 1889 York Street Denver, Colorado 80206 303/333-1105 Dave Ruble – Principal

7. Thence North 00°01′03" East, 54.00 feet to an existing pin with cap; 8. Thence North 63°35′18" East, 80.00 feet to an existing pin with cap;

to a point of curvature, an existing pin with cap; 12. Thence 78.38 feet along the arc of a curve to the right, whose delta is

cap; Thence North 89°50'15" East, 266.71 feet along said Southerly right-ol

Case History: Prepared On: Revised On: September 8, 2006