

E. HAMPDEN ROAD 110' r.o.w.

SO. CHAMBERS ROAD 110' r.o.w.

BUCKLEY ROAD 100' r.o.w.

QUINCY AVE. 110' r.o.w.

GENERAL DEVELOPMENT PLAN EXHIBIT 'A'

PLANNING AREAS

PLANNING AREA	LAND USE	APPROX GROSS ACRES	MAXIMUM DWELLING UNITS	AVERAGE DENSITY
1	RESIDENTIAL	59	196	3.3
2		108	338	3.1
3		100	550	5.5
4		92	505	5.5
5		59	258	4.4
6		97	543	5.6
7		97	253	2.6

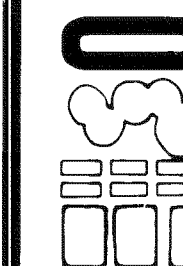
LAND USE SUMMARY

LAND USE	APPROX ACRES
RESIDENTIAL	520.5
COMMERCIAL	28
CIVIC USES	3.5
OPEN SPACE	65.62
SCHOOLS	25
REC CENTERS	7.4
PARKS, PARK WAYS & GREEN BELTS	33
BOUNDARY ARTERIALS	26
TOTAL	640

TOTALS 640 2643 4.1

NOTE: UPON COMPLETION OF THE DEVELOPMENT OF ANY PLANNING AREA WITH RESIDENTIAL USES ANY UNITS, DENSITIES, OR OTHER PLANNING AREA MAY BE TRANSFERRED TO ANY OTHER RESIDENTIAL PLANNING AREA NOT EXCEEDING THE TOTAL DENSITY PERMITTED WITHIN THE ENTIRE PLANNED COMMUNITY AREA BE DEVELOPED.

LEGEND



PLANNING AREA BOUNDARY
PARK-WAY OR GREENBELT
DRAINAGE CHANNEL
ARTERIAL & COLLECTOR STREETS

ELEMENTARY SCHOOL
INTERMEDIATE SCHOOL
PARK
RECREATION CENTER

CITY OF AURORA APPROVALS

DIRECTOR OF PLANNING *Barbara L. Fox* DATE *Aug. 9, 1983*

ALL GENERAL DEVELOPMENT PLANS REGISTERED AND RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANTS THEREOF THEIR SUCCESSORS AND ASSIGNS AND SHALL RESTRICT AND LIMIT ALL DEVELOPMENT WITHIN THE PLANNED COMMUNITY ZONE DISTRICT TO ALL CONDITIONS AND LIMITATIONS SET FORTH IN SUCH PLANS.

IN WITNESS WHEREOF *James G. Toepfer* HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS *16th* DAY OF *June* A.D. 19*83*

BY *James G. Toepfer*
STATE OF COLORADO COUNTY OF *ARAPAHOE*

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS *10th* DAY OF *June* A.D. 19*83* BY *James G. Toepfer*

WITNESS MY HAND AND OFFICIAL SEAL
Ernestine H. Stine
NOTARY PUBLIC & *Ernestine H. Stine*, Englewood, Co. 80112
MY COMMISSION EXPIRES *4-28-85*

OWNER - DEVELOPER

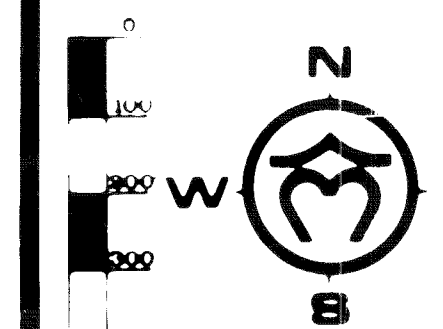
MISSION VIEJO CO.

6 INVERNESS COURT EAST ENGLEWOOD, COLORADO 80112
770-7750

LEGAL DESCRIPTION

TOWNSHIP 3 SOUTH RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE CITY OF AURORA COLORADO

A PLANNED COMMUNITY PLAN FOR MISSION VIEJO AURORA COLORADO



Jack G. Raub Company
Engineering & Planning

6-10-83

MISSION VIEJO, AUGUST 1983 71-2082

10

REC

TOWNHOUSES

SINGLE FAMILY

SINGLE FAMILY DETACHED

543 UNITS

PRODUCT	UNITS	ACRES	DENSITY
SMOKEY RIDGE	63	15.32	4.11
SUMMIT	247	47.12	5.24
SEVILLE	233	24.86	9.37

DETACHED

SINGLE FAMILY DETACHED
196 UNITS

PRODUCT	UNITS	ACRES	DENSITY
LA PAZ	47	13.08	3.59
SMOKEY RIDGE	9	2.23	4.04
GRANADA	140	32.08	4.36

PRODUCT	UNITS	ACRES	DENSITY
GRANADA	44	13.45	3.27
LA PAZ	137	38.21	3.59
SMOKEY RIDGE	51	12.78	3.99
SUMMIT	48	10.62	4.52

SINGLE FAMILY DETACHED
338 UNITS

DUPLEXES

PRODUCT	UNITS	ACRES	DENSITY
WILLOWOOD	6	2.23	2.69
GRANADA	39	10.72	3.64
SUMMIT	292	58.30	5.01
PROGRAM A	213	21.59	9.86

SINGLE FAMILY DETACHED
550 UNITS

TOWNHOUSES
RECREATION
CONDOMINIUMS

SINGLE FAMILY DETACHED
258 UNITS

SINGLE FAMILY DETACHED
505 UNITS

PRODUCT	UNITS	ACRES	DENSITY
SMOKEY RIDGE	118	26.74	4.41
SUMMIT	163	34.78	4.69
CHERRYGLLEN	224	21.52	10.41

TOWNHOUSES
CONDOMINIUMS