FOXRUN - ARAPAHOE COUNTY, COLORADO

Statement of Intent:

Foxrun is conceived in response to the surrounding land uses, Denver's corporate boundaries, and major road and circulation patterns as they now exist, and also as roads will exist in the future. The MU Zone which this plan requests responds to the land use of medium to higher density on the north, corresponding to the existing zoning and current development to the north and northwest of Foxrun, and then to the existing single-family to the west and planned multi-family and single-family to the south of Foxrun in Denver. Foxrun will average, upon development completion, slightly more than 9 dwelling units per acre. Denver corporate city limits border this tract on more than three sides and the adjacent land use and development composition has been taken into consideration in recognizing land use compatibility between Foxrun and its community neighbors.

Subject to water availability and platting, Foxrun should be completed within 7 years.

FOXRUN

Development Regulations:

In conformance with the County Zoning Resolution, this Outline Development Plan, along with the Illustrative Plan and these MU Development Regulations, designate the proposed uses and establish the maximum densities that could be achieved within this plan. Also defined are major roadways and circulation patterns along with setbacks which form building envelopes by which this development will be contained.

These conditions, provisions, restrictions, agreements, and regulations contained herein shall inure to the benefit of the owners, their successors, heirs, representatives and assigns, and shall inure to the benefit of and be binding upon the owners and/or developers in said development.

Should any part of these regulations be declared invalid or unenforceable by any court, such decisions shall not affect the validity or enforceability of the remaining provisions of these regulations.

Land Use Summary

USE	ACRES GROSS	DU/AC.	DU's	AREA %
Multi-Family	12.8	18.4	235	33.1
(Future Development-- NOT A PART OF THIS PLAN)	25.86	—	—	—
Total	38.66			

MULTI-FAMILY

Multi-family as used and illustrated here is meant to include all low-density, multiple dwelling types (i.e., duplexes, fourplexes, sixplexes, row houses, townhouses, low-rise multi-family or garden apartments, etc.). Depending on the area to be developed, current market conditions, and the housing type used, individual development densities may vary, as long as the total number of dwelling units for all multi-family projects does not exceed two hundred thirty-five.

Minimum Distance between Buildings[1]

1-story to 2-story	15'
2-story to 2-story	18'
2-story to 3-story	20'

Minimum Distance, Buildings to

Public streets other than So. Quebec St.	20'
So. Quebec St.	100'
Private street flow lines	7'
Adjacent development parcel	15'
Drainageways/open spaces	0

Minimum Distance, Parking and Private Drives to

Public streets other than So. Quebec St.	10'
So. Quebec St.	60'
Adjacent development parcels	10'
Drainageways/open spaces	3'

Maximum Building Height	35'
Maximum Lot Coverage	75%
Minimum Unobstructed Open Space[2]	25%
Minimum Off-street Parking/Spaces/Dwelling Units	1.75

Streets:

	R.O.W.	Flowline to Flowline
South Quebec[3]	120'	Improvement District
Public Collector	60'	44'
Public Local Streets	50'	32'
Public Culs-de-sac	50'	32'
Public Cul - turn around	90'	70'
E. Florida Avenue	70'	as required in coordination with Denver

Easements:

All utilities shall be underground and placed in appropriate easements the sizes of which shall be determined by the utility company or the County, except for those utilities that are required to be overhead by any specific utility company.

Drainage:

All drainage shall be designed and handled on site in conformance with requirements of the County or the Urban Drainage and Flood Control District.

Signs:

All permanent signs shall be in conformance with the Arapahoe County Sign Code.

Fencing:

Property line fencing and/or varieties of interior project fencing shall not exceed 6' in height. No chainlink fencing shall be allowed in the multi-family zoned parcel.

[1] Average distance for nonparallel walls.

[2] Includes landscaped areas in excess of 200 square feet within parking lots, paved pedestrian areas, and exterior landscaped areas under building overhangs and trellises.

[3] South Quebec Street is proposed to be improved via an improvement district administered by the City and County of Denver. All rights-of-way and pavement widths shall conform to the requirements of this improvement district.

LEGAL DESCRIPTION

LEGAL DESCRIPTION (TOTAL AREA)

Beginning at the SW corner of the SW¼ of the NW¼ of Section 21, Township 4 South, Range 67 West of the 6th P.M., Arapahoe County, Colorado, thence S 89°49'45" E on the South line of the SW¼ of the NW¼ 1328.81 ft. to the SE corner of the SW¼ of the NW¼, thence N 0°05'45" W on the East line of the SW¼ of the NW¼ 867.24 ft., thence N 35°42'40" W a distance of 564.80 ft., to the North line of the SW¼ of the NW¼, thence N 89°47'45" W on the North line of the SW¼ of the NW¼ 997.69 ft. to the NW corner of the SW¼ of the NW¼, thence South on the West line of the SW¼ of the NW¼ 1325.44 ft. to the point of beginning, containing 1,684,056.6 S.F. or 38.66 acres.

LEGAL DESCRIPTION FOR A 50 FOOT WIDE PUBLIC ROAD DEDICATION (QUEBEC STREET)

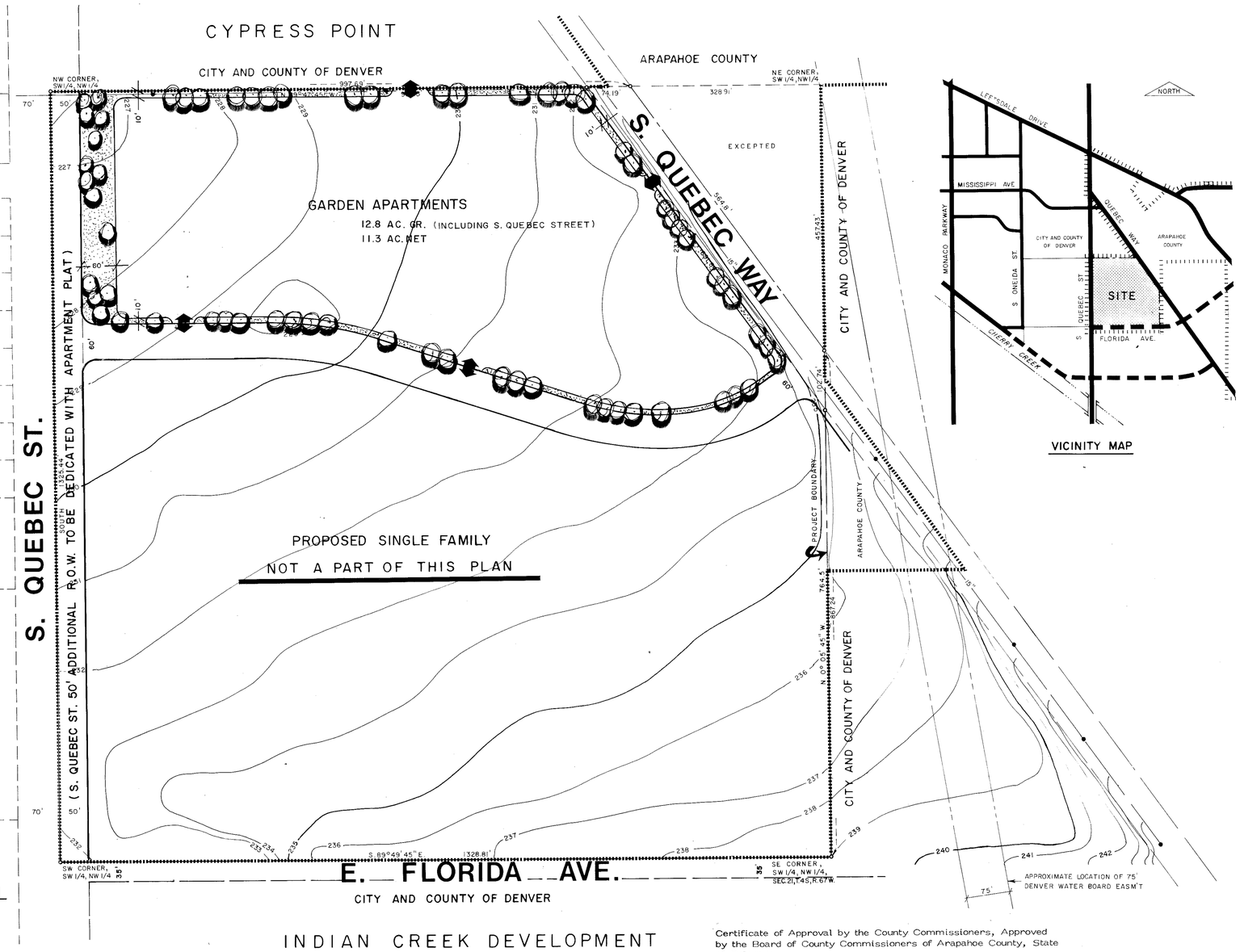
A parcel of land in the SW ¼ NW ¼ of Section 21, T4S, R67W of the 6th P.M., County of Arapahoe, State of Colorado, more particularly described as: Beginning at the Northwest corner of said SW ¼ NW ¼ of Section 21 thence South along the West line of said SW ¼ NW ¼ 1,325.44 feet, to the Southwest corner of said SW ¼ NW ¼ of said Section 21, thence S 89°49'45" E 50.0 feet, thence North 1,325.41 feet, thence N 89°47'45" W 50.0 feet to the true point of beginning containing 66,271.25 S.F. or 1.52 acres.

MU - ZONE APARTMENT AREA

Excluding South Quebec Street (See Quebec Street Legal Description)

A parcel of land in the SW¼ NW ¼ Section 21, T4S, R67W of the 6th P.M., County of Arapahoe, State of Colorado, more particularly described as follows:

Beginning at the northwest corner of said SW¼ NW¼ of Section 21, thence easterly along the north line of said SW¼ NW¼ of Section 21, 50.0 ft. to the true point of beginning, thence South 437.65 ft., thence S 89° 47' 45" E 334.95 ft. to a point of curve to the right having a central angle of 18° 19' 32", having a radius of 583.04 ft., having an arc length of 186.48 ft. to a point of tangency, thence S 71° 28' 13" E along a line tangent to the afore described curve 347.17 ft. to a point of curve to the left having a central angle of 54° 21' 29", having a radius of 416.70 ft., having an arc length of 395.33 ft. to a point of tangency, thence N 54° 10' 18" E along a line tangent to the afore described curve 20.0 ft., thence N 35° 49' 42" W 625.72 ft. to the north line of said SW¼ NW¼ of Section 21, thence N 89° 47' 45" W along the north line of said SW¼ NW¼ of Section 21, thence N 89° 47' 45" W along the north line of said SW¼ NW¼ of Section 21, 873.61 ft., more or less, to true point of beginning containing 533,545.78 S.F. or 12.25 acres, more or less.



VICINITY MAP

Certificate of Approval by the County Commissioners, Approved by the Board of County Commissioners of Arapahoe County, State of Colorado.

Witness my hand and the corporate Seal of Arapahoe County this 1st day of August A.D., 1978.

Attest Vinda Root Chairman John J. Nichols

Zeff Properties Kalman Zeff

DATE 8-22-78

PRELIMINARY DEVELOPMENT PLAN

FOX RUN - MU ZONE - ARAPAHOE COUNTY COLORADO

KAL ZEFF - OWNER, DEVELOPER

thk associates, inc.
1601 emerson street
denver, colorado 80218
(303) 832-5417

north
0 50 100 200
Scale 1"=100'

Z78-017
Z78-014
FOX RUN
Z78-014
1/2

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Land Use Summary

USE	ACRES GROSS	DU/AC.	DU's	AREA %
Single-family - Detached	25.86	3.87	100	66.9
Multi-family	12.8	18.4	235	33.1
Totals	38.66		335	100%

Average D.U. per acre = 9.2

SINGLE-FAMILY - DETACHED

Single-family homes, community clubs, parks and open space, public and semi-public uses, day care centers, or any such similar use that would be to the general public benefit.

Minimum lot size	6,000 sq.ft.
Lot size range	7,000-11,000 sq.ft.
Maximum building height	30 ft.
Maximum stories	2
Minimum setbacks	
Front	18 ft.
Side	3 ft.
Side corner	15 ft.
Distance between structure	10 ft.
Rear	20 ft.

Utilities: All Utilities shall be underground, except for those that are requested to be overhead by any utility company.

MULTI-FAMILY

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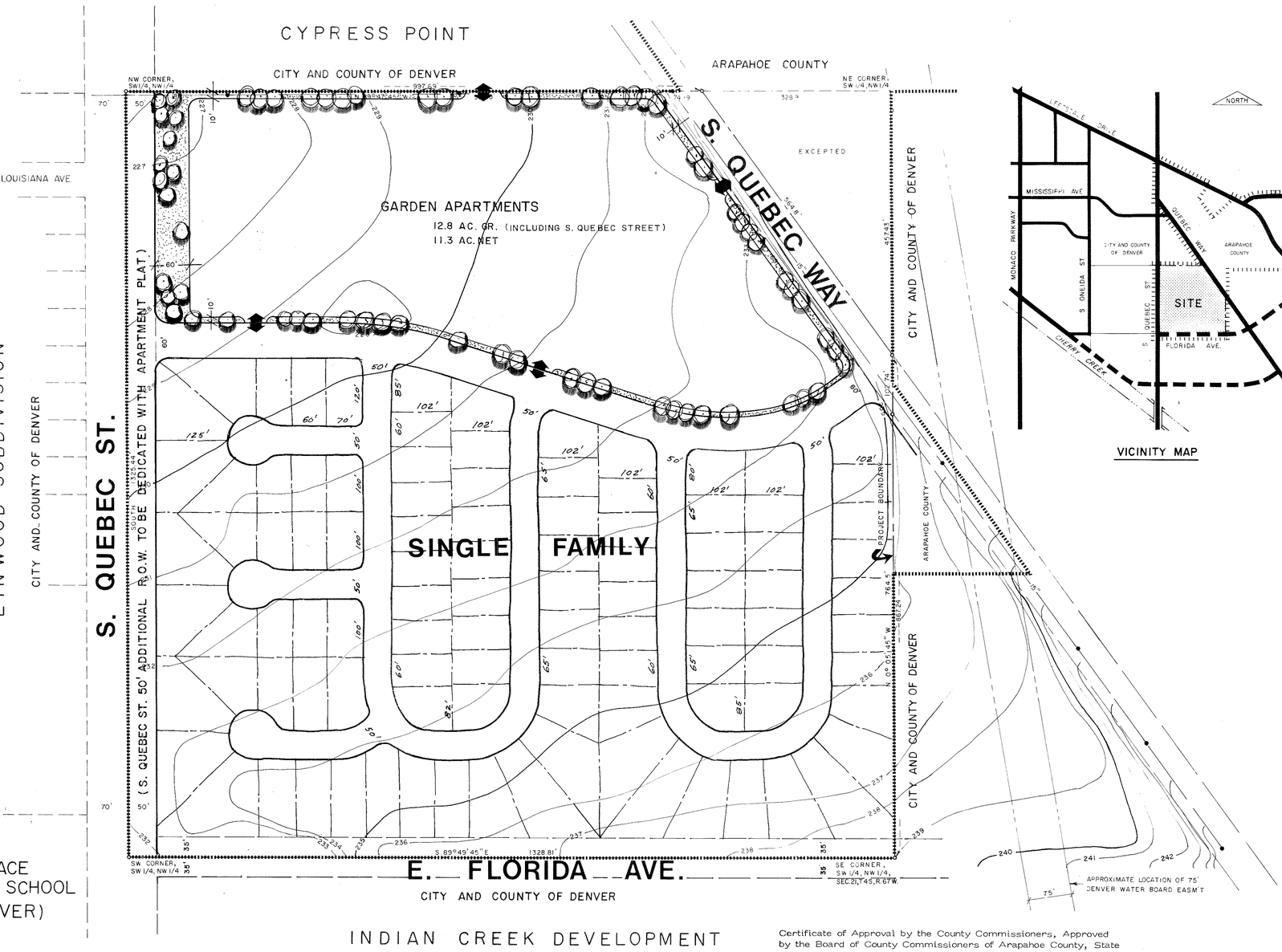

VICINITY MAP

Certificate of Approval by the County Commissioners, Approved by the Board of County Commissioners of Arapahoe County, State of Colorado.

Witness my hand and the corporate Seal of Arapahoe County this 23rd day of January A.D., 1979.

Attest _____ Chairman John J. Mitchell

Zeff Properties _____

PRELIMINARY DEVELOPMENT PLAN (AMENDED) 2-7-79

DATE 8-22-78

FOX RUN - MU ZONE - ARAPAHOE COUNTY COLORADO

KAL ZEFF - OWNER, DEVELOPER

thk associates, inc.
1601 emerson street
denver, colorado 80218
(303) 832-5417

north
0 50 100 200
Scale 1"=100'

278-14

214

FOX RUN
78-014
2/2