

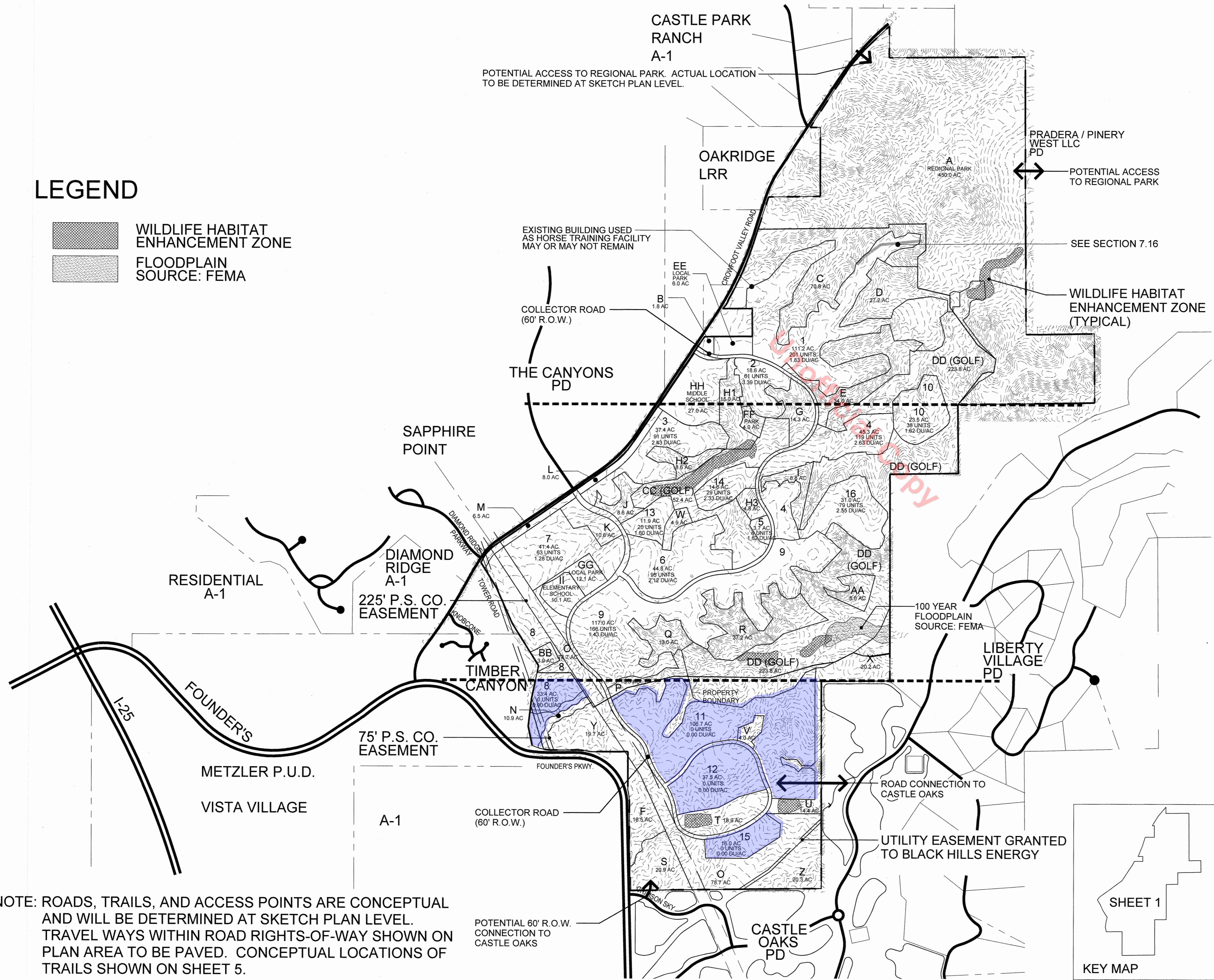


CANYONS SOUTH PLANNED DEVELOPMENT (PD) 7th AMENDMENT

A MAJOR AMENDMENT TO AMEND PLANNING AREA DENSITY
 FOR PLANNING AREAS 1, 2, 3, 4, 7, 10, 11, 12, 13, 14, 15, 16
 A PARCEL OF LAND BEING A PORTION OF SECTIONS 17, 18, 19, 20, 30, & 31, T7S, R66W OF THE 6TH PRINCIPAL MERIDIAN
 AND SECTIONS 24 & 25, T7S, R67W OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO.
 2,043 ACRES - 968 RESIDENTIAL UNITS - ZR2022-003

LEGEND

-  WILDLIFE HABITAT ENHANCEMENT ZONE
-  FLOODPLAIN SOURCE: FEMA



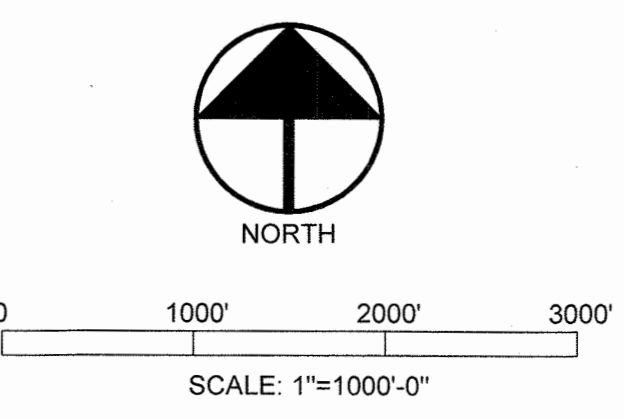
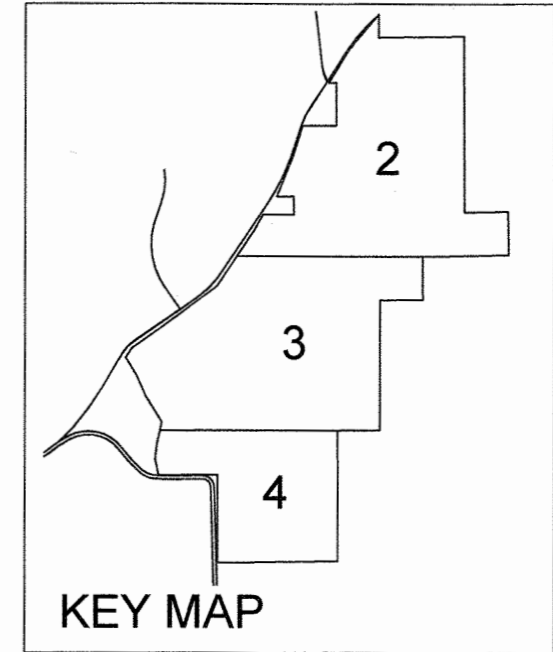
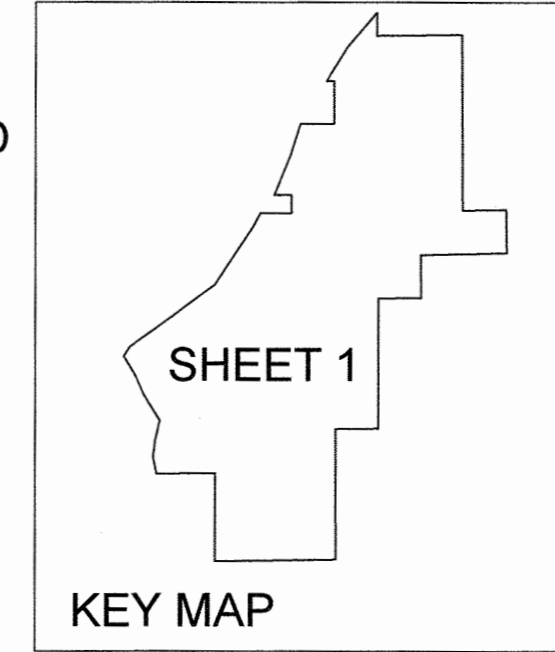
THE CANYONS SOUTH PD PLAN

| THE CANYONS SOUTH PD PLAN | | | | |
|---------------------------|-----------------|--------------|------------|-------------|
| PA | LAND USE | PD7 AC | PD7 UNITS | PD7 DENSITY |
| RESIDENTIAL | | | | |
| 1 | PD RESIDENTIAL | 111.2 | 201 | 1.81 |
| 2 | PD RESIDENTIAL | 18.6 | 61 | 3.28 |
| 3 | PD RESIDENTIAL | 37.4 | 91 | 2.43 |
| 4 | PD RESIDENTIAL | 45.3 | 119 | 2.63 |
| 5 | PD RESIDENTIAL | 3.7 | 6 | 1.62 |
| 6 | PD RESIDENTIAL | 44.8 | 95 | 2.12 |
| 7 | PD RESIDENTIAL | 41.4 | 63 | 1.52 |
| 8 | PD RESIDENTIAL | 33.4 | 0 | 0.00 |
| 9 | PD RESIDENTIAL | 117 | 166 | 1.42 |
| 10 | PD RESIDENTIAL | 23.5 | 38 | 1.62 |
| 11 | PD RESIDENTIAL | 106.7 | 0 | 0.00 |
| 12 | PD RESIDENTIAL | 37.5 | 0 | 0.00 |
| 13 | PD RESIDENTIAL | 11.9 | 20 | 1.68 |
| 14 | PD RESIDENTIAL | 14.6 | 29 | 1.99 |
| 15 | PD RESIDENTIAL | 16 | 0 | 0.00 |
| 16 | PD RESIDENTIAL | 31 | 79 | 2.55 |
| SUBTOTAL | | 694 | 968 | |
| B | NAT. OPEN SPACE | 1.8 | | |
| C | NAT. OPEN SPACE | 70.8 | | |
| D | NAT. OPEN SPACE | 27.2 | | |
| E | NAT. OPEN SPACE | 34 | | |
| F | NAT. OPEN SPACE | 16.5 | | |
| G | NAT. OPEN SPACE | 14.3 | | |
| H1 | NAT. OPEN SPACE | 15 | | |
| H2 | NAT. OPEN SPACE | 8.6 | | |
| H3 | NAT. OPEN SPACE | 4.8 | | |
| I | NAT. OPEN SPACE | 8.8 | | |
| J | NAT. OPEN SPACE | 8.6 | | |
| K | NAT. OPEN SPACE | 10.6 | | |
| L | NAT. OPEN SPACE | 8 | | |
| M | NAT. OPEN SPACE | 6.5 | | |
| N | NAT. OPEN SPACE | 10.9 | | |
| O | NAT. OPEN SPACE | 78.7 | | |
| P | NAT. OPEN SPACE | 15.3 | | |
| Q | NAT. OPEN SPACE | 13 | | |
| R | NAT. OPEN SPACE | 37.2 | | |
| S | NAT. OPEN SPACE | 20.9 | | |
| T | NAT. OPEN SPACE | 18.9 | | |
| U | NAT. OPEN SPACE | 14.4 | | |
| V | NAT. OPEN SPACE | 4 | | |
| W | NAT. OPEN SPACE | 4.9 | | |
| X | NAT. OPEN SPACE | 20.2 | | |
| Y | NAT. OPEN SPACE | 19.7 | | |
| Z | NAT. OPEN SPACE | 20.3 | | |
| AA | NAT. OPEN SPACE | 8.6 | | |
| BB | NAT. OPEN SPACE | 3.9 | | |
| SUBTOTAL | | 526.4 | | |
| A | Regional Park | 450 | | |
| SUBTOTAL | | 450 | | |
| EE | Local Parks | 6 | | |
| FF | Local Parks | 4 | | |
| GG | Local Parks | 12.1 | | |
| SUBTOTAL | | 22.1 | | |
| HH | Schools | 27 | | |
| II | Schools | 10.1 | | |
| SUBTOTAL | | 37.1 | | |
| CC | Golf Course | 52.4 | | |
| DD | Golf Course | 223.8 | | |
| SUBTOTAL | | 276.2 | | |
| SUBTOTAL | | 37.2 | | |
| TOTAL | | 2043 | | |

| LAND USE | ACRES | UNITS | % OF SITE |
|-----------------|-------------|------------|---------------|
| PD RESIDENTIAL | 694 | 968 | 34.0% |
| NAT. OPEN SPACE | 526.4 | | 25.8% |
| REGIONAL PARK | 450 | | 22.0% |
| LOCAL PARKS | 22.1 | | 1.1% |
| SCHOOLS | 37.1 | | 1.8% |
| GOLF COURSE | 276.2 | | 13.5% |
| ROAD R.O.W. | 37.2 | | 1.8% |
| TOTAL | 2043 | 968 | 100.0% |

| PD Amendment Chart | |
|--------------------|------------|
| Amendment # | Date |
| 7 - Minor | In process |
| 6 - Minor | 4/27/2021 |
| 5 - Minor | 4/7/2017 |
| 4 - Major | 2/6/2008 |
| 3 - Minor | 7/2/2007 |
| 2 - Major | 3/30/2007 |
| 1 - Minor | 9/8/2006 |

NOTE: ROADS, TRAILS, AND ACCESS POINTS ARE CONCEPTUAL AND WILL BE DETERMINED AT SKETCH PLAN LEVEL. TRAVEL WAYS WITHIN ROAD RIGHTS-OF-WAY SHOWN ON PLAN AREA TO BE PAVED. CONCEPTUAL LOCATIONS OF TRAILS SHOWN ON SHEET 5.



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 DENVER, CO 80218
 PREPARATION DATE: 03.22.2022