

## The Pinery Planned Development Maps

These maps represent the most up to date version of the map for the prospective areas, and are color coded per the last amendment that affected that planning area.

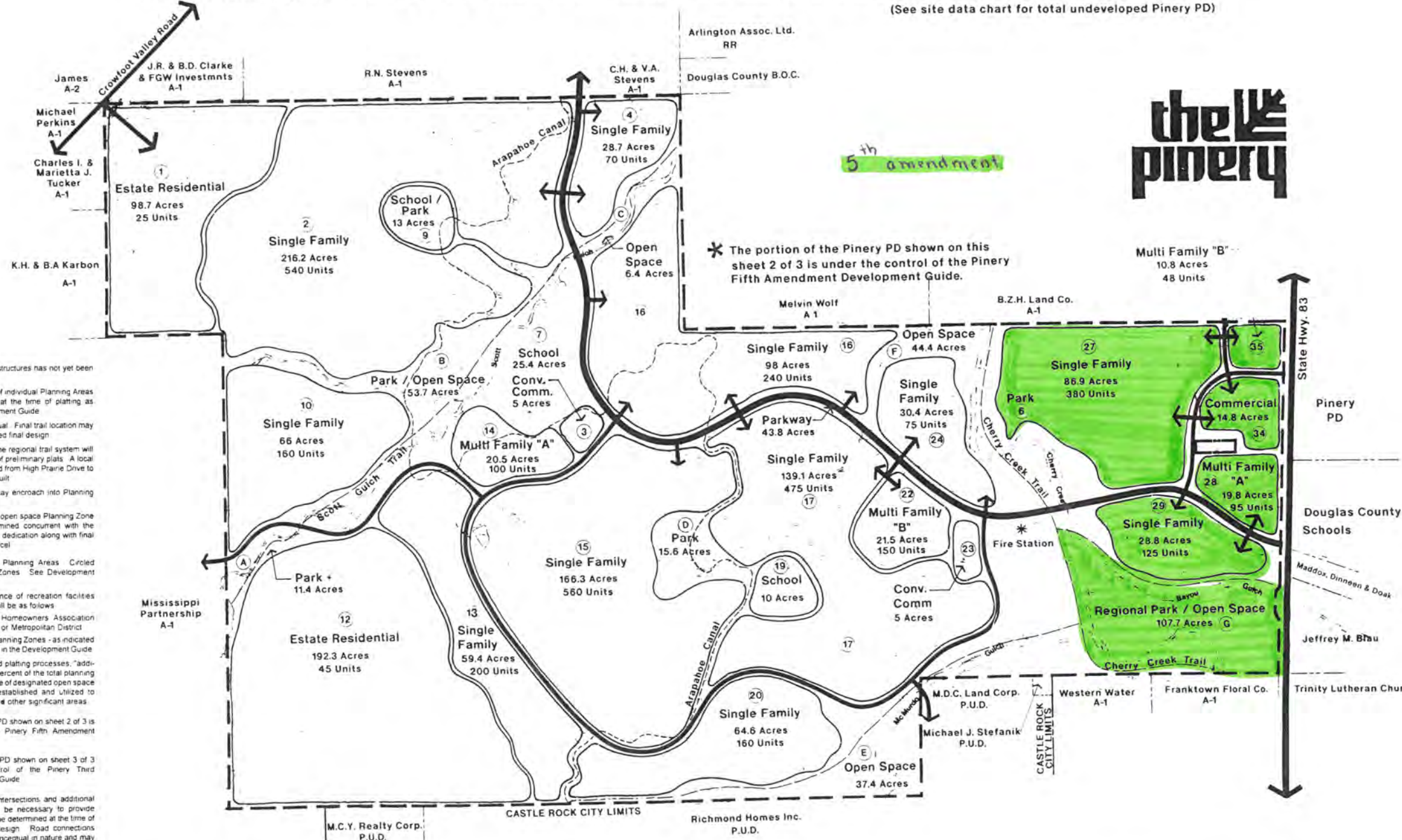
**ONLY THE HIGHLIGHTED PORTIONS OF EACH MAP ARE COMPLETELY CORRECT**

# THE PINERY PD PLAN FIFTH AMENDMENT

AREA AMENDED: A part of Sections 7 & 18, T7S, R65W and Sections 13, 14 & 15, T7S, R66W, Douglas County, CO 960.1 Acres, 771 Residential Units  
(See site data chart for total undeveloped Pinery PD)



5<sup>th</sup> amendment



- NOTES:**
- 1 Contour interval is 5'
  - 2 The future use of existing structures has not yet been determined
  - 3 Boundaries and acreages of individual Planning Areas and ROWs may change at the time of planning as provided for in the Development Guide
  - 4 Location of trails is conceptual. Final trail location may change with county-approved final design
  - 5 Local trail connections to the regional trail system will be determined at the time of preliminary plans. A local trail or walk will be extended from High Prairie Drive to the school if the school is built
  - 6 Roadway improvements may encroach into Planning Zones U and W
  - 7 Possible school site within open space Planning Zone U. Location to be determined concurrent with the applicable sketch plan and dedication along with final plat of the first adjacent parcel
  - 8 Circled numbers refer to Planning Areas. Circled letters refer to Planning Zones. See Development Guide for definitions
  - 9 Ownership and maintenance of recreation facilities and Parks/Open Space will be as follows:  
Planning Area 56 - Homeowners' Association or Metropolitan District  
Parks/Open Space Planning Zones - as indicated in the Development Guide
  - 10 During the sketch plan and platting processes, "additional open space" as a percent of the total planning area as indicated, exclusive of designated open space planning zones, will be established and utilized to preserve trees, slopes, and other significant areas.
  - 11 The portion of the Pinery PD shown on sheet 2 of 3 is under the control of the Pinery Fifth Amendment Development Guide
  - 12 The portion of the Pinery PD shown on sheet 3 of 3 remains under the control of the Pinery Third Amendment Development Guide
- NOTE:** Actual location of major intersections and additional access points which may be necessary to provide access to subdivisions will be determined at the time of platting and/or roadway design. Road connections indicated by arrows are conceptual in nature and may be altered with County Approval at time of platting, site plan approval and/or roadway design approval.

**OWNER**

THE PINERY LAND DEVELOPMENT, INC.  
1990  
By: *Henry Rosenbaum*  
President

Resolved in Ontario, Colorado  
Municipality of *Monte Vista*

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of March, 1994 by Henry Rosenbaum as President of Montevista, Inc. a joint venture of The Pinery Joint Venture, a Colorado limited liability company.

Attest my hand and official seal this  
August 8, 1998

*Piper*  
Notary Public

THE PINERY LAND DEVELOPMENT, INC.  
1990  
By: *Henry Rosenbaum*  
President

Resolved in Ontario, Colorado  
Municipality of *Monte Vista*

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of March, 1998 by Henry Rosenbaum as President of Montevista, Inc. a joint venture of The Pinery Joint Venture, a Colorado limited liability company.

Attest my hand and official seal this  
August 8, 1998

*Piper*  
Notary Public

THE PINERY LAND DEVELOPMENT, INC.  
1990  
By: *Henry Rosenbaum*  
President

Resolved in Ontario, Colorado  
Municipality of *Monte Vista*

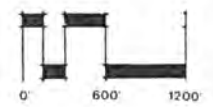
The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of March, 1998 by Henry Rosenbaum as President of Montevista, Inc. a joint venture of The Pinery Joint Venture, a Colorado limited liability company.

Attest my hand and official seal this  
August 8, 1998

*Piper*  
Notary Public

job no. 26-93  
date 7-7-94  
revisions 8-16-94  
10-17-94  
11-4-94  
3-15-95  
4-5-95  
6-6-95  
9-8-95  
11-29-95

sheet 2 of 3



Scale 1" = 600'

**planwest**  
8000 E. Spruce Ave.  
Suite C-1  
Englewood, CO 80111  
(303) 741-1411  
fax (303) 741-1492

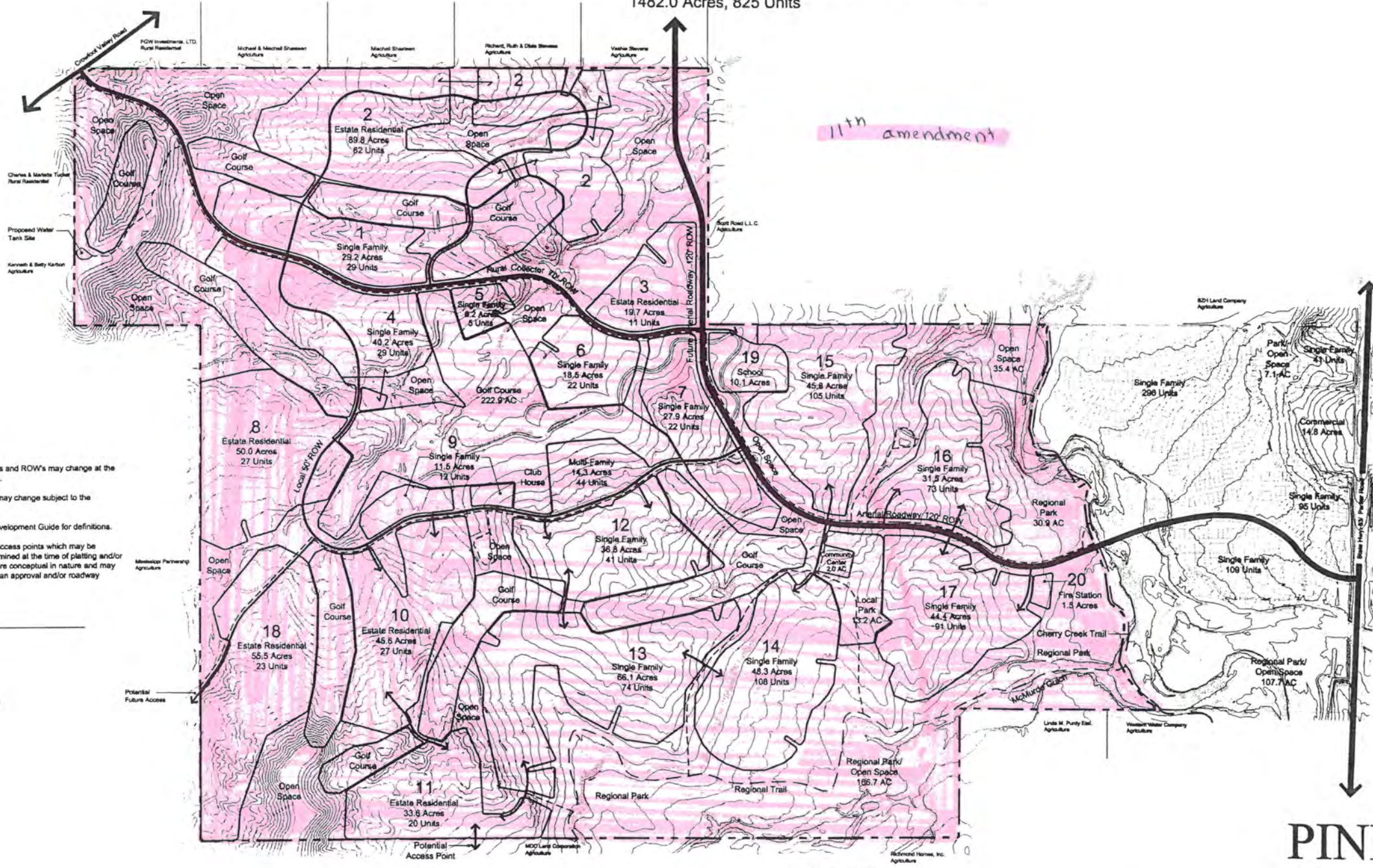
**Land Use Table**

| Land Use                   | East Side     |            |            |              | West Side     |             |            |              | Total         |             |            |              |
|----------------------------|---------------|------------|------------|--------------|---------------|-------------|------------|--------------|---------------|-------------|------------|--------------|
|                            | Acres         | Units      | Du/Acre    | % Acres      | Acres         | Units       | Du/Acre    | % Acres      | Acres         | Units       | Du/Acre    | % Acres      |
| Equine/Estate              | 47.0          | 15         | 0.3        | 4.5          | 47.0          | 15          | 0.3        | 1.4          | 94.0          | 30          | 0.3        | 1.4          |
| Estate Residence           | 96.1          | 45         | 0.5        | 9.2          | 404.4         | 105         | 0.3        | 19.2         | 500.5         | 150         | 0.3        | 15.4         |
| Single Family              | 660.2         | 722        | 1.1        | 63.5         | 384.4         | 2485        | 3.0        | 44.3         | 1044.6        | 3207        | 2.2        | 50.5         |
| Subdiv. Single Family      | 826.7         | 786        | 0.7        | 77.2         | 1388.6        | 3300        | 2.2        | 62.5         | 2215.3        | 3676        | 1.9        | 67.3         |
| Multi-Family A             |               |            |            |              | 40.3          | 190         | 4.8        | 1.8          | 40.3          | 190         | 4.8        | 1.2          |
| Multi-Family B             |               |            |            |              | 32.3          | 198         | 6.1        | 1.5          | 32.3          | 198         | 6.1        | 1.0          |
| Subdiv. Multi-Family       |               |            |            |              | 72.9          | 393         | 5.4        | 3.3          | 72.9          | 393         | 5.4        | 2.2          |
| Subdiv. Residence          | 826.7         | 786        | 0.7        | 77.2         | 1461.4        | 3483        | 2.4        | 65.8         | 2270.1        | 4269        | 1.9        | 68.3         |
| Commercial                 | 13.6          |            |            | 1.2          | 56.1          |             |            | 2.5          | 69.7          |             |            | 2.2          |
| Convenience Commercial     |               |            |            |              | 10.0          |             |            | 4            | 10.0          |             |            | 3            |
| Business Park              |               |            |            |              | 133.3         |             |            | 6.0          | 133.3         |             |            | 4.0          |
| Subdiv. Employment         | 12.5          |            |            | 1.2          | 195.4         |             |            | 8.5          | 207.9         |             |            | 8.1          |
| Park/Open Space/Recreation | 227.5         |            |            | 19.8         | 469.4         |             |            | 21.1         | 696.9         |             |            | 20.7         |
| Schools/Community Service  |               |            |            |              | 48.4          |             |            | 2.1          | 48.4          |             |            | 1.5          |
| R.O.V.                     | 17.4          |            |            | 1.6          | 43.6          |             |            | 2.0          | 61.0          |             |            | 1.6          |
| Subdiv. Non-Development    | 224.9         |            |            | 21.5         | 561.6         |             |            | 25.3         | 786.5         |             |            | 24.9         |
| <b>TOTAL</b>               | <b>1257.2</b> | <b>796</b> | <b>0.7</b> | <b>100.0</b> | <b>2222.4</b> | <b>3485</b> | <b>1.6</b> | <b>177.2</b> | <b>3449.6</b> | <b>4281</b> | <b>1.3</b> | <b>100.0</b> |

\* This land use table includes the area affected by this 5th Amendment, as well as all undeveloped portions of the Pinery PD west of Highway #83, regardless of which (Third or Fifth) Development Guide is controlling.

# THE PINERY ELEVENTH AMENDMENT

Area Ammended: Portions of Sections 15,16,17,20,21 & 22  
of Township 7S, Range 66W of the 66th P.M., Douglas County, Colorado  
1482.0 Acres, 825 Units



- Notes:
1. Contour interval is 10'.
  2. Boundaries and acreages of individual Planning Areas and ROW's may change at the time of platting as provided for in the Development Guide.
  3. Location of trails are conceptual. Final trail locations may change subject to the county-approved final design.
  4. Numbers refer to Planning Areas and Zones. See Development Guide for definitions.
  5. Actual location of major intersections and additional access points which may be necessary to provide access to subdivisions will be determined at the time of platting and/or roadway design. Road connections indicated by arrows are conceptual in nature and may be altered with County Approval at time of platting, site plan approval and/or roadway design approval.

- Legend
- Regional Trails
  - Local Trails
  - Indicates areas of slope greater than 20%
  - Land Use Boundary
  - Internal Local Street
  - Rural Collector
  - Arterial
  - Potential Future Access

Land Use Table - West Side Only

| Land Use                         | Acres  | Units | DU/Acre | % Acres |
|----------------------------------|--------|-------|---------|---------|
| Estate Residential               | 294.2  | 170   | .6      | 19.9    |
| Single Family                    | 406.5  | 611   | 1.5     | 27.4    |
| Subtotal Single Family           | 700.7  | 781   | 1.1     | 47.3    |
| Multi-Family "A"                 | 14.3   | 44    | 3.1     | .9      |
| Subtotal Multi-Family            | 14.3   | 44    | 3.1     | .9      |
| Subtotal Residential             | 715.0  | 825   | 1.2     | 48.2    |
| Parks/Open Space/Rec. Facilities | 495.7  |       |         | 33.5    |
| Golf and Golf Facilities         | 222.9  |       |         | 15.0    |
| Community Center                 | 2.0    |       |         | .1      |
| School                           | 10.1   |       |         | .7      |
| Fire Station                     | 1.5    |       |         | .1      |
| RDV                              | 34.8   |       |         | 2.4     |
| Subtotal Non-Development         | 767.0  |       |         | 51.8    |
| Total                            | 1482.0 | 825   | .6      | 100.0   |

This land use table includes the area affected by this 11th Amendment. The area east of Cherry Creek has already been platted and is shown to demonstrate all the uses in the west side of The Pinery.

## OWNERSHIP CERTIFICATION

Name of Landowner  
Community Development Group Pinery 450 L.L.C.  
By: *Leanne G. Holzman*  
Title: *AUTHORIZED REPRESENTATIVE*  
The foregoing instrument was acknowledged before me this 17th day of April, 2001  
by *Leanne G. Holzman, the Authorized Representative*  
Witness my hand and official seal.  
My commission expires 2/5/05  
*Renee Toland*  
Notary Public



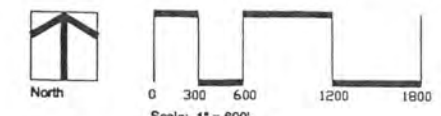
Name of Landowner  
Community Development Group of the Pinery West L.L.C.  
By: *Leanne G. Holzman*  
Title: *AUTHORIZED REPRESENTATIVE*  
The foregoing instrument was acknowledged before me this 17th day of April, 2001  
by *Leanne G. Holzman, the Authorized Representative*  
Witness my hand and official seal.  
My commission expires 2/5/05  
*Renee Toland*  
Notary Public



# PINERY WEST

Owners/ Prepared for:  
Community Development Group of the Pinery 450 L.L.C.  
2500 Arapahoe Road, Suite 200  
Boulder, CO 80302  
(303)442-2299  
(303)442-1241 (fax)

Prepared by:  
**NOVUS DESIGN**  
Planning  
Landscape Architecture  
710 West Colfax  
Denver, Colorado 80204  
Fax: 303 892 1186  
Phone: 303 892 1166



Date: December 5, 2000  
Revised: February 6, 2001

# The Pinery Planned Development - 12th Amendment

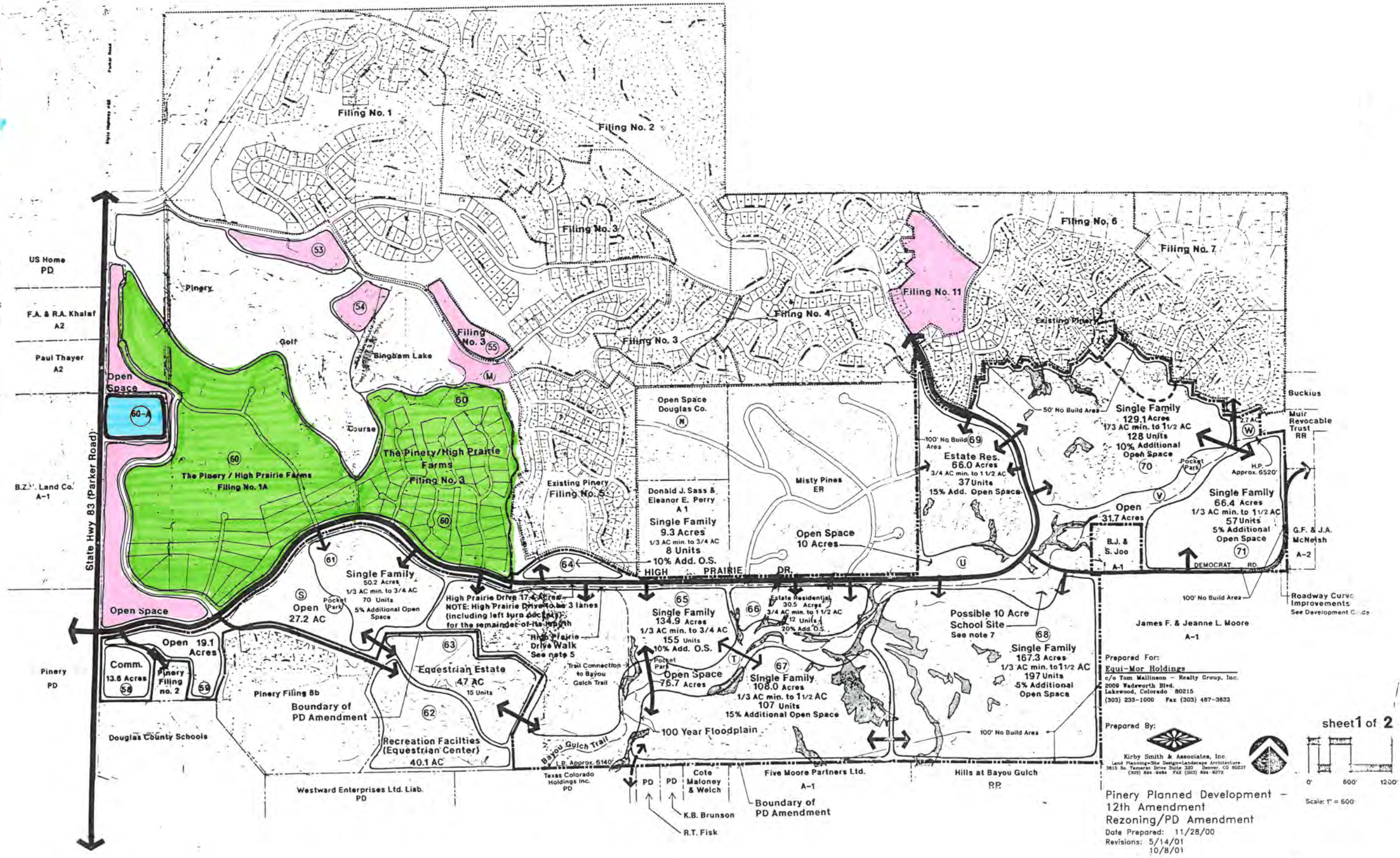
AREA AMENDED: Part of the NE 1/4 of Section 15, T 7 S, R 66 W of the 6th P.M.

Douglas County, Colorado

13.28 Acres 5 Additional Residential Units ZR00-047

## Rezoning/PD Amendment

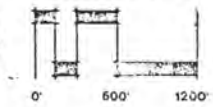
3<sup>rd</sup> amendment  
 4<sup>th</sup> amendment  
 12<sup>th</sup> amendment



Prepared For:  
**Equi-Mor Holdings**  
 c/o Tom Mallinson - Realty Group, Inc.  
 2009 Wadsworth Blvd.  
 Lakewood, Colorado 80215  
 (303) 233-1000 Fax (303) 487-3633

Prepared By:  
  
**Kirby Smith & Associates, Inc.**  
 Land Planning - Site Design - Landscape Architecture  
 2615 So. Tamarac Drive Suite 320 Denver, CO 80237  
 (303) 894-9484 Fax (303) 894-8272

sheet 1 of 2



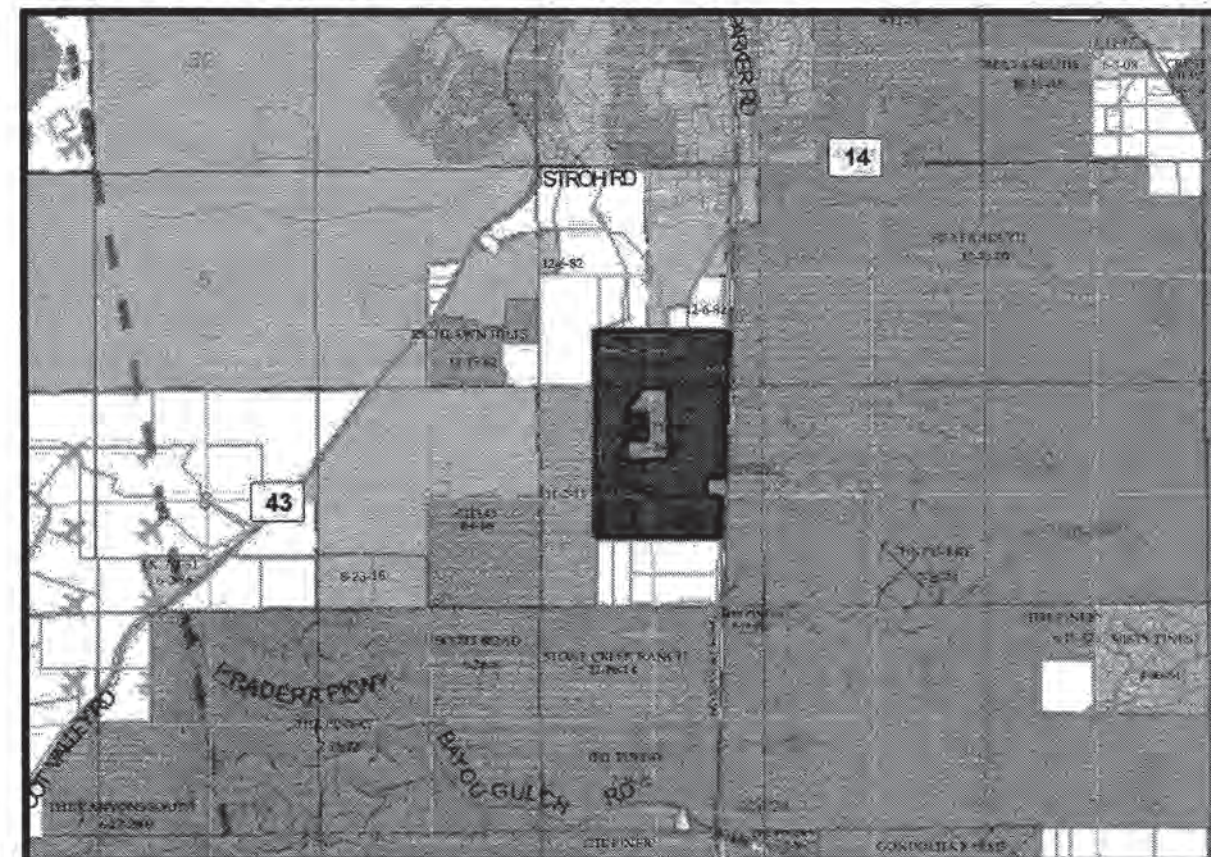
Pinery Planned Development -  
 12th Amendment  
 Rezoning/PD Amendment  
 Date Prepared: 11/28/00  
 Revisions: 5/14/01  
 10/8/01

# PINERY PLANNED DEVELOPMENT, 28th AMENDMENT

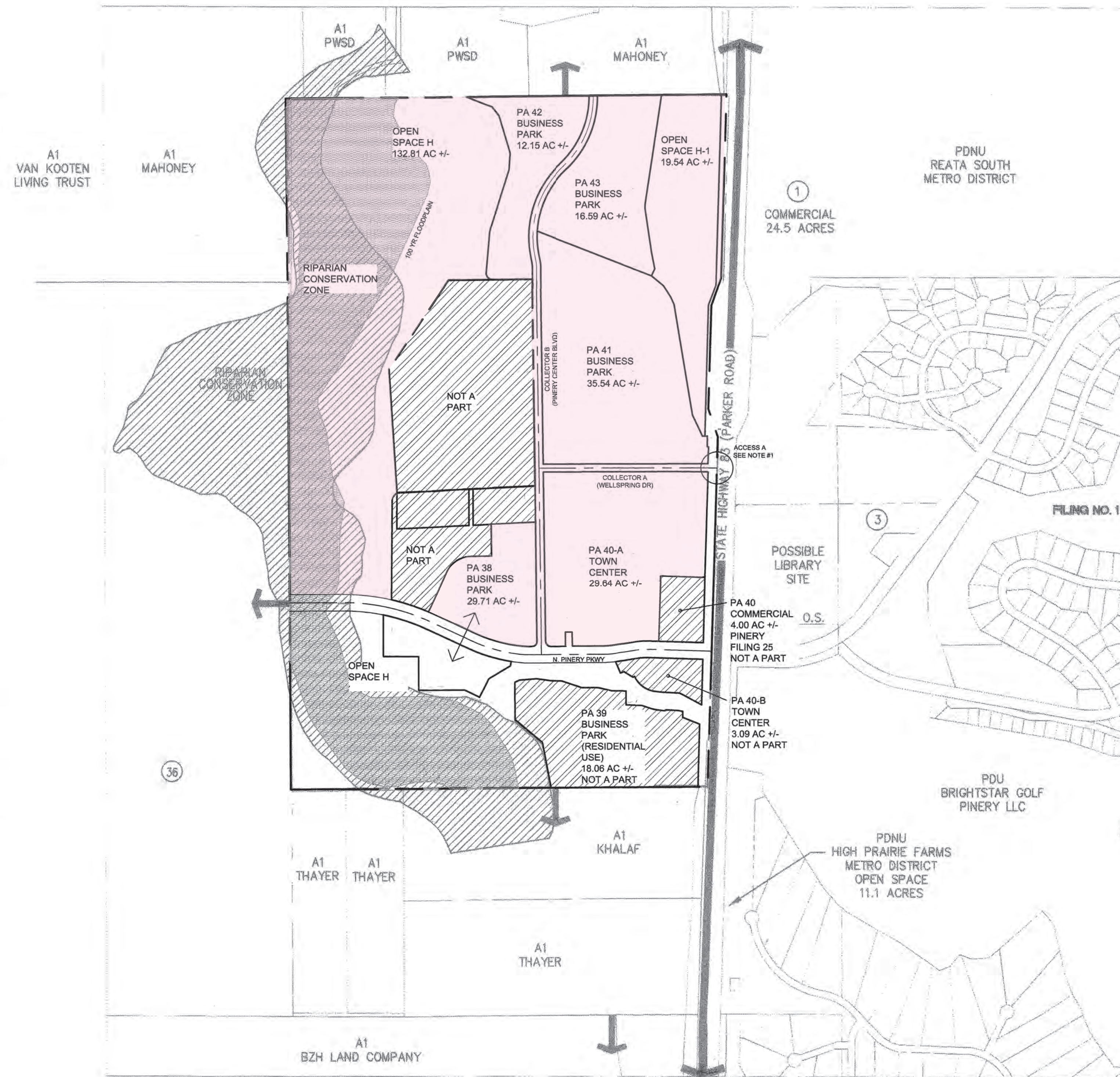
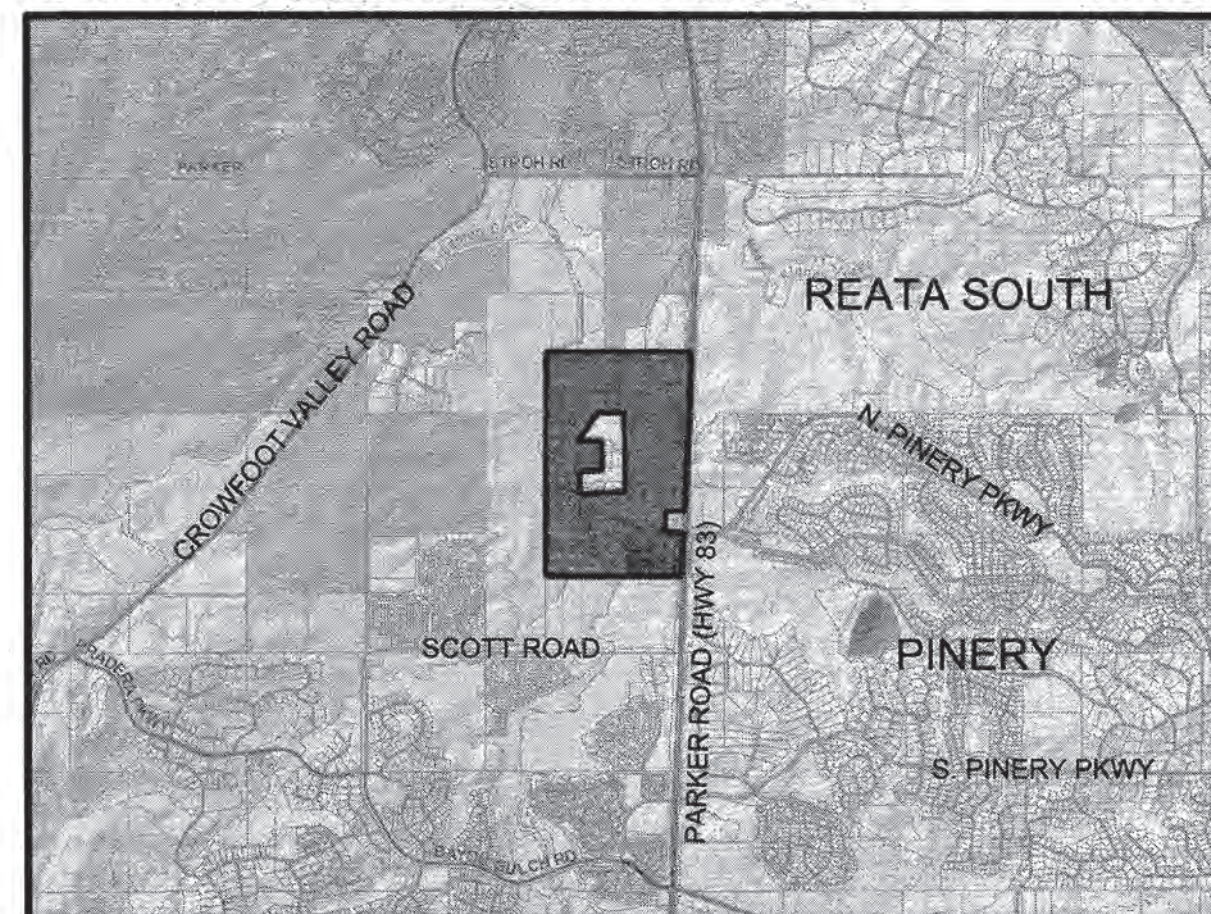
A MAJOR AMENDMENT TO BOUNDARIES FOR PLANNING AREAS 41, 42, 43, 44 AND OPEN SPACES H AND H-1.  
PORTIONS OF SECTIONS 3 AND 10, T7S, R66W OF THE 6TH P.M., DOUGLAS COUNTY, CO  
317.73 ACRES - #ZR2020-024

 = Area affected by 28th Amendment

ZONING VICINITY MAP NTS



SUBDIVISION VICINITY MAP NTS



### COUNTY CERTIFICATION

THIS MAJOR AMENDMENT OF THE PINERY DEVELOPMENT PLAN AMENDING THE BOUNDARIES OF PLANNING AREAS 41, 42, 43, 44 AND OPEN SPACES H AND H-1 AS DEPICTED HEREON PURSUANT TO PORTIONS OF SECTIONS 3 AND 10 HAS BEEN APPROVED BY BOARD RESOLUTION NO. 021-090 ON JUNE 15, 2021.

THIS AMENDMENT NO. 28 AFFECTS ONLY PLANNING AREAS 41, 42, 43, 44 AND OPEN SPACES H AND H-1 AS DESCRIBED IN FILE NO. ZR2020-024.

 \_\_\_\_\_ DATE \_\_\_\_\_  
Chair, Board of Douglas County Commissioners

\_\_\_\_\_  
Director of Community Development

### CLERK AND RECORDER CERTIFICATION

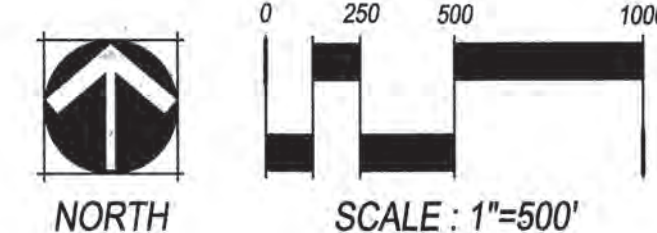
I hereby certify that this Plan was filed in my office on this \_\_\_\_\_



|                | PLANNING AREA LAND USE TABLE |           |         |              |
|----------------|------------------------------|-----------|---------|--------------|
|                | ACRES                        | UNITS     | DU/AC   | % AC         |
| PA 38          | 29.71                        |           |         | 9.4          |
| PA 39          | 18.06                        | 86        | 4.0-5.0 | 5.7          |
| PA 40A         | 29.64                        |           |         | 9.2          |
| PA 40B         | 3.09                         |           |         | 1.0          |
| PA 41          | 35.54                        |           |         | 11.2         |
| PA 42          | 12.15                        |           |         | 3.8          |
| PA 43          | 16.59                        |           |         | 5.2          |
| PA 44          | 0.00                         |           |         | 0.0          |
| OPEN SPACE H   | 132.81                       |           |         | 41.8         |
| OPEN SPACE H-1 | 19.54                        |           |         | 6.2          |
| R.O.W.         | 20.60                        |           |         | 6.5          |
| <b>TOTAL</b>   | <b>317.73</b>                | <b>86</b> |         | <b>100.0</b> |

**NOTES:**

1. HIGHWAY 83 ACCESS LOCATIONS AND CONFIGURATIONS AS MAY BE REQUESTED THROUGH THE SUBDIVISION REVIEW SHALL COMPLY WITH THE HIGHWAY 83 ACCESS CONTROL PLAN.



**PINERY PLANNED DEVELOPMENT**  
28TH AMENDMENT

OWNER:

TF PINERY WEST, LP  
385 INVERNESS PKWY  
SUITE 310  
ENGLEWOOD, CO 80112

DATE:

- 20/12/09 SUBMITTAL
- 21/02/11 SUBMITTAL
- 21/02/24 SUBMITTAL
- 21/04/14 SUBMITTAL
- 21/04/28 SUBMITTAL
- 21/06/28 MYLARS

SHEET TITLE:  
PD  
AMENDMENT

SHEET 1

- 3<sup>rd</sup> amendment
- 5<sup>th</sup> amendment
- 7<sup>th</sup> amendment
- 14<sup>th</sup> amendment
- 22<sup>nd</sup> amendment

# THE PINERY PLANNED DEVELOPMENT, TWENTY-SECOND AMENDMENT

## AN ADMINISTRATIVE AMENDMENT TO PLANNING AREAS 68 & 71

### A PART OF SECTION 18, T7S, R65W OF THE 6TH PM

#### DOUGLAS COUNTY, COLORADO

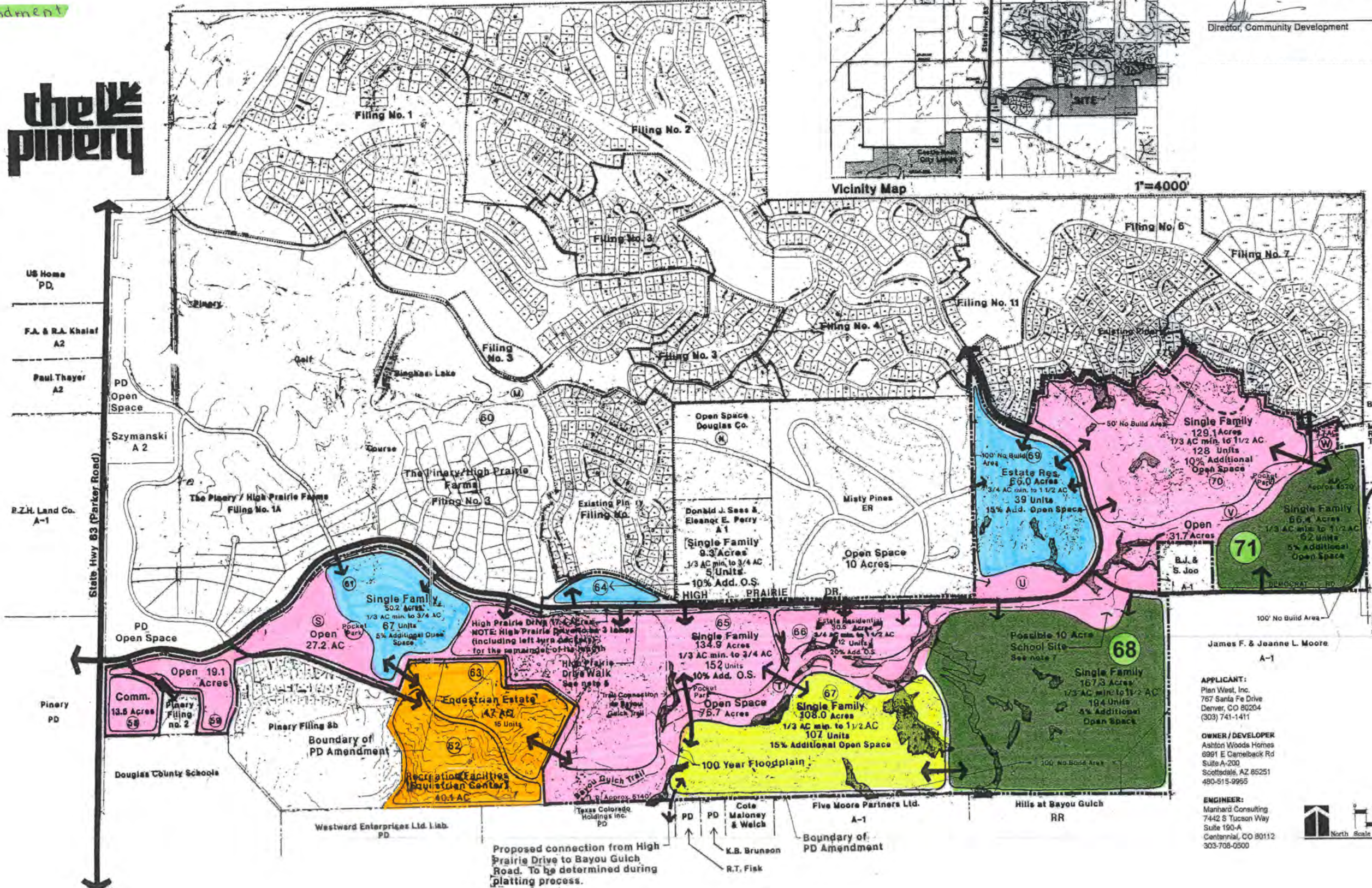
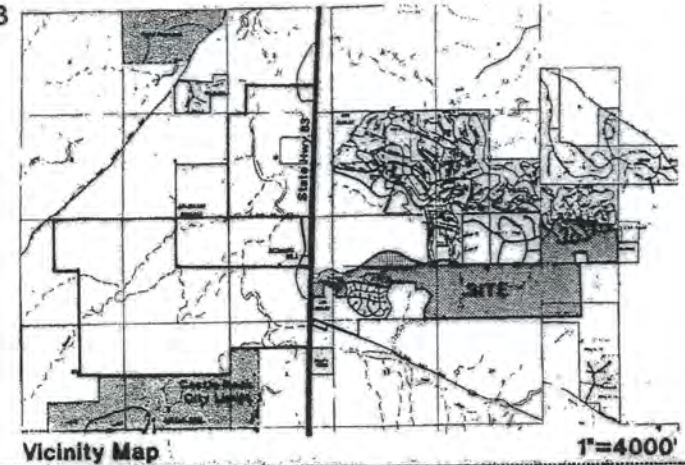
#### 233.7 ACRES, 256 RESIDENTIAL UNITS

#### ZR2014-013

ADMINISTRATIVE AMENDMENT OF THE PINERY PD, 21st AMENDMENT DEVELOPMENT PLAN REDUCING THE ALLOWED NUMBER OF UNITS IN PLANNING AREA 68 FROM 195 TO 194 AND INCREASING THE ALLOWED NUMBER OF UNITS IN PLANNING AREA 71 FROM 61 TO 62 AS DEPICTED HEREON PURSUANT TO ARTICLE IIIA OF THE PINERY PLANNED DEVELOPMENT GUIDE.

APPROVED THIS 14<sup>th</sup> DAY OF August, 2014, BY THE DIRECTOR OF COMMUNITY DEVELOPMENT. THIS AMENDMENT NO. 22 AFFECTS ONLY PLANNING AREAS 68 AND 71 AS DESCRIBED IN FILE NO. ZR2014-013.

Director, Community Development



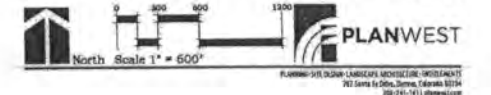
James F. & Jeanne L. Moore  
A-1

APPLICANT:  
Plan West, Inc.  
767 Santa Fe Drive  
Denver, CO 80204  
(303) 741-1411

OWNER / DEVELOPER  
Ashlon Woods Homes  
6991 E Camelback Rd  
Suite A-200  
Scottsdale, AZ 85251  
480-515-9955

ENGINEER:  
Manhard Consulting  
7442 S Tucson Way  
Suite 190-A  
Centennial, CO 80112  
303-708-0500

job no. 09/04  
date 4/6/04  
revisions 05/20/14  
06/10/14  
08/13/14



Proposed connection from High Prairie Drive to Bayou Guich Road. To be determined during platting process.