

CONDITIONS OF RECORD

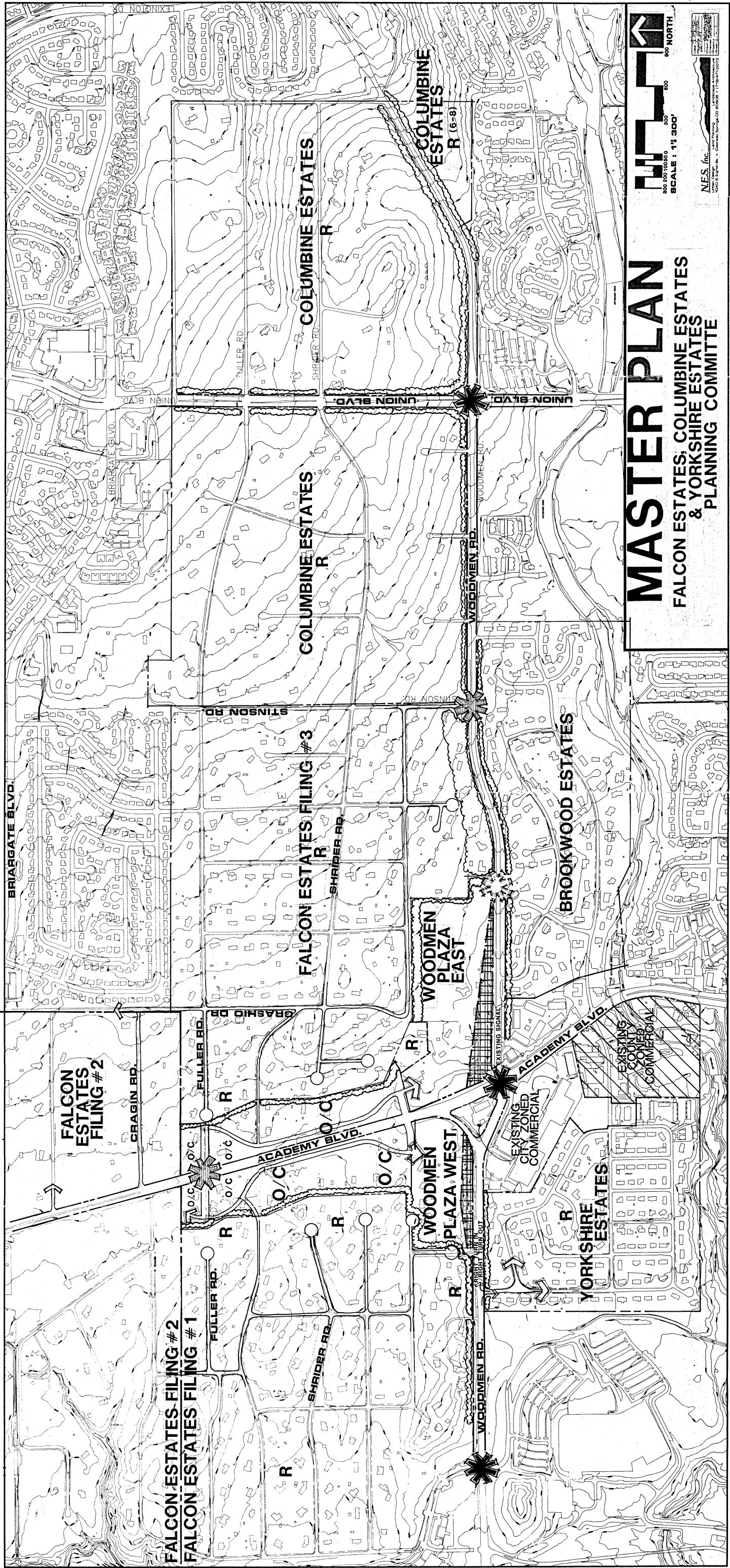
1. Pending of red-equipment shall be required. A phase shall include all elements required to insure and use compatibility with existing residential development including, but not limited to, site plan, grading, utility, and other information necessary to insure compatibility with existing residential development. A phasing plan may be required for review in conjunction with a development plan request.
2. All zones other than for single-family residential shall require submittal of a development plan prior to building permit.
3. Maximum height of any building, within the planning area, regardless of zone, shall be 35 feet.
4. Buffers which insure land use compatibility shall be required of red-equipment projects. Buffers may be designed as a wall or as a berm and wall. All buffers shall include landscaping and shall be designed to complement and be compatible with adjacent single-family residential.
5. Submittals may be required in excess of those specified by the City Zoning Ordinance in order to insure compatibility with existing residential development. For additional information, see the zoning ordinance and rules, and for additional information, see the zoning ordinance and rules, and for additional information, see the zoning ordinance and rules.

- EXISTING RESIDENTIAL (TO REMAIN AT CURRENT DENSITIES)**
- RESIDENTIAL (20,000 SF MINIMUM LOT SIZE)**
- RESIDENTIAL (6-8 DU/AC)**
- OFFICE and/or COMMERCIAL REDEVELOPMENT**
- PROPOSED TRAFFIC SIGNAL**
- EXISTING TRAFFIC SIGNAL**
- BUFFER/VEGETATION SCREEN**
- ADDITIONAL HIGHWAY R.O.W.**
- OPEN SPACE**
- PART OF F.C.Y. ANNEXATION**

NOTE: 1. THE WIDENING OF WOODMEN ROAD IS TO OCCUR TO THE NORTH. PROPERTIES BETWEEN WOODMEN PLAZA EAST AND STINSON ROAD ARE TO BE PURCHASED FOR WIDENING AND TO AID WITH BUFFERING ADJACENT PROPERTIES.

LEGEND

- R
- R (20,000)
- R (6-8)
- O/C
- EXISTING TRAFFIC SIGNAL
- PROPOSED TRAFFIC SIGNAL



MASTER PLAN

FALCON ESTATES, COLUMBINE ESTATES & YORKSHIRE ESTATES PLANNING COMMITTEE

FIGURE 6