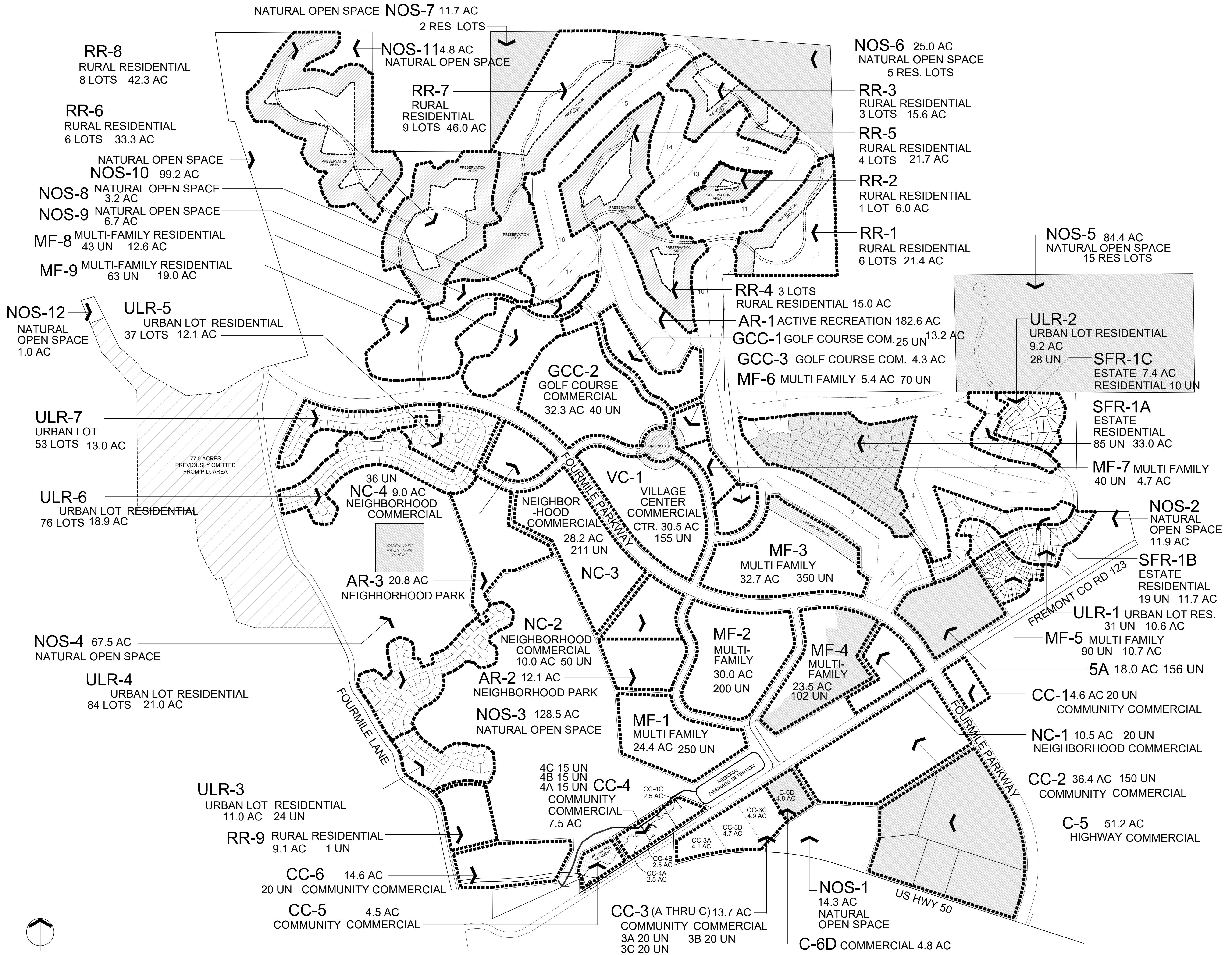


# FOUR MILE RANCH

## PLANNED DEVELOPMENT PLAN



The undersigned, being all the landowners, mortgagees and lienholders for the property describing itself as the Sunrise Canyon Planned Development District have laid out the internal land use areas shown on this Development Plan. This Development Plan, along with the associated Development Guide, form the regulatory zoning for the subject property, as adopted by Ordinance No. Series of 20\_\_\_.  
 \_\_\_\_\_  
 (Name), (Title) (Date)

This instrument was acknowledged and executed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, by \_\_\_\_\_  
 (name) as \_\_\_\_\_ (title) of \_\_\_\_\_ (company, group/owner)  
 \_\_\_\_\_  
 (notary seal)

My Commission Expires: \_\_\_\_\_

OWNERS SIGNATURE BLOCK

This Planned Development was reviewed and approved by the City of Cañon City Planning Commission following a Public Hearing conducted on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_.  
 \_\_\_\_\_  
 (Name), Planning Commission Chair

PLANNING COMMISSION ACCEPTANCE

This Planned Development was reviewed and approved by the City Council of the City of Cañon City, following a Public Hearing conducted on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_.  
 \_\_\_\_\_  
 (Name), Mayor of Cañon City      City Clerk

ATTEST:

CITY COUNCIL ACCEPTANCE

I hereby certify that this Planned Development Plan was filed in my office on this \_\_\_\_\_ day or \_\_\_\_\_, 20\_\_\_, at \_\_\_M, and was recorded with Reception No.: \_\_\_\_\_  
 \_\_\_\_\_  
 (Name), Fremont County Clerk & Recorder

FREMONT COUNTY CLERK & RECORDERS OFFICE

LAND USE SUMMARY TABLE					
PARCEL	LAND USE DESIGNATION	GROSS ACRES	% OF TOTAL	MAX. DENSITY (RESIDENTIAL)	DWELLING UNITS (RESIDENTIAL)
<b>RESIDENTIAL</b>					
SFR-1A	SINGLE FAMILY, ESTATE LOT	33.0 ac		2.58 un/ac	85 un
SFR-1B	SINGLE FAMILY, ESTATE LOT	11.7 ac		1.62 un/ac	19 un
SFR-1C	SINGLE FAMILY, ESTATE LOT	7.4 ac		1.35 un/ac	10 un
<b>SUBTOTAL</b>	<b>ESTATE LOTS</b>	<b>52.1 ac</b>	<b>3.33 %</b>	<b>2.19 un/ac</b>	<b>114 un</b>
ULR-1	SINGLE FAMILY, URBAN LOT	2.92 ac		3.21 un/ac	31 un
ULR-2	SINGLE FAMILY, URBAN LOT	9.2 ac		3.04 un/ac	28 un
ULR-3	SINGLE FAMILY, URBAN LOT	11.0 ac		2.18 un/ac	24 un
ULR-4	SINGLE FAMILY, URBAN LOT	21.0 ac		4.00 un/ac	84 un
ULR-5	SINGLE FAMILY, URBAN LOT	12.1 ac		3.06 un/ac	37 un
ULR-6	SINGLE FAMILY, URBAN LOT	18.9 ac		4.02 un/ac	76 un
ULR-7	SINGLE FAMILY, URBAN LOT	13.0 ac		4.08 un/ac	53 un
<b>SUBTOTAL</b>	<b>URBAN LOTS</b>	<b>119.5 ac</b>	<b>7.65 %</b>	<b>3.64 un/ac</b>	<b>435 un</b>
NOS-5 ***	NATURAL OPEN SPACE W/ RES	84.4 ac		0.18 un/ac	15 un
NOS-6 ***	NATURAL OPEN SPACE W/ RES	25.0 ac		0.20 un/ac	5 un
NOS-7 ***	NATURAL OPEN SPACE W/ RES	11.7 ac		0.17 un/ac	2 un
RR-1	SINGLE FAMILY, RURAL	21.4 ac		0.28 un/ac	6 un
RR-2	SINGLE FAMILY, RURAL	6.0 ac		0.17 un/ac	1 un
RR-3	SINGLE FAMILY, RURAL	15.6 ac		0.19 un/ac	3 un
RR-4	SINGLE FAMILY, RURAL	15.0 ac		0.20 un/ac	3 un
RR-5	SINGLE FAMILY, RURAL	21.7 ac		0.18 un/ac	4 un
RR-6	SINGLE FAMILY, RURAL	33.3 ac		0.18 un/ac	6 un
RR-7	SINGLE FAMILY, RURAL	46.0 ac		0.20 un/ac	9 un
RR-8	SINGLE FAMILY, RURAL	42.3 ac		0.19 un/ac	8 un
RR-9	SINGLE FAMILY, RURAL	9.10 ac		0.11 un/ac	1 un
<b>SUBTOTAL</b>	<b>RURAL LOTS</b>	<b>331.5 ac</b>	<b>21.21 %</b>	<b>0.19 un/ac</b>	<b>63 un</b>
5-A ***	MULTI FAMILY	18.0 ac		8.67 un/ac	156 un
MF-1	MULTI FAMILY	24.4 ac		10.25 un/ac	250 un
MF-2	MULTI FAMILY	30.0 ac		6.67 un/ac	200 un
MF-3	MULTI FAMILY	32.7 ac		10.70 un/ac	350 un
MF-4	MULTI FAMILY	23.5 ac		4.34 un/ac	102 un
MF-5	MULTI FAMILY	10.7 ac		8.41 un/ac	90 un
MF-6	MULTI FAMILY	5.4 ac		12.96 un/ac	70 un
MF-7	MULTI FAMILY	4.7 ac		8.51 un/ac	40 un
MF-8	MULTI FAMILY	12.6 ac		3.41 un/ac	43 un
MF-9	MULTI FAMILY	19.0 ac		3.32 un/ac	63 un
<b>SUBTOTAL</b>	<b>MULTI FAMILY UNITS</b>	<b>157.5 ac</b>	<b>10.08 %</b>	<b>8.01 un/ac</b>	<b>1,262 un</b>
<b>TOTAL RESIDENTIAL</b>		<b>660.6 ac</b>	<b>42.27 %</b>	<b>2.84 un/ac</b>	<b>1,874 un</b>
<b>COMMERCIAL</b>					
C-5 ***	HIGHWAY COMMERCIAL	51.2 ac			
VC-1	VILLAGE CENTER COMMERCIAL	30.5 ac		5.08 un/ac	155 un
GCC-1	GOLF COURSE COMMERCIAL	13.2 ac		1.89 un/ac	25 un
GCC-2	GOLF COURSE COMMERCIAL	32.3 ac		1.24 un/ac	40 un
GCC-3	GOLF COURSE COMMERCIAL	4.3 ac			
CC-1	COMMUNITY COMMERCIAL	4.6 ac		4.35 un/ac	20 un
CC-2	COMMUNITY COMMERCIAL	36.4 ac		4.12 un/ac	150 un
CC-3A	COMMUNITY COMMERCIAL	4.1 ac		4.88 un/ac	20 un
CC-3B	COMMUNITY COMMERCIAL	4.7 ac		4.26 un/ac	20 un
CC-3C	COMMUNITY COMMERCIAL	4.9 ac		4.08 un/ac	20 un
C-6D ***	COMMERCIAL	4.8 ac			
CC-4A	COMMUNITY COMMERCIAL	2.5 ac		6.00 un/ac	15 un
CC-4B	COMMUNITY COMMERCIAL	2.5 ac		6.00 un/ac	15 un
CC-4C	COMMUNITY COMMERCIAL	2.5 ac		6.00 un/ac	15 un
CC-5	COMMUNITY COMMERCIAL	4.5 ac			
CC-6	COMMUNITY COMMERCIAL	14.6 ac		1.37 un/ac	20 un
NC-1	NEIGHBORHOOD COMMERCIAL	10.5 ac		1.90 un/ac	20 un
NC-2	NEIGHBORHOOD COMMERCIAL	10.0 ac		5.00 un/ac	50 un
NC-3	NEIGHBORHOOD COMMERCIAL	28.2 ac		8.44 un/ac	211 un
NC-4	NEIGHBORHOOD COMMERCIAL	9.0 ac		4.00 un/ac	36 un
<b>TOTAL COMMERCIAL</b>		<b>275.3 ac</b>	<b>17.62 %</b>	<b>3.05 ac</b>	<b>832 un</b>
<b>OPEN SPACE</b>					
NOS-1	NATURAL OPEN SPACE	14.3 ac			
NOS-2	NATURAL OPEN SPACE	11.9 ac			
NOS-3	NATURAL OPEN SPACE	129.3 ac			
NOS-4	NATURAL OPEN SPACE	67.5 ac			
NOS-8	NATURAL OPEN SPACE	3.2 ac			
NOS-9	NATURAL OPEN SPACE	6.7 ac			
NOS-10	NATURAL OPEN SPACE	99.2 ac			
NOS-11	NATURAL OPEN SPACE	4.8 ac			
NOS-12	NATURAL OPEN SPACE	1.0 ac			
AR-1	ACTIVE RECREATION	182.6 ac			
AR-2	ACTIVE RECREATION	12.1 ac			
AR-3	ACTIVE RECREATION	20.8 ac			
<b>TOTAL OPEN SPACE</b>		<b>553.2 ac</b>	<b>35.40 %</b>		
NON-TRACT RELATED R.O.W.		73.6 ac	4.71 %		
<b>TOTAL PROJECT AREA</b>		1,560.7 ac	100.00 %	1,726	2,700

Excluded Property, Not part of this PD \*\*\*  
Governed by the 2003 PDD

- Excluded Property, Not part of this PD \*\*\*
- Rezoned to a different zone district