

# HOMESTEAD DISTRICT EXPANSION

## AN OFFICIAL OUTLINE DEVELOPMENT PLAN OF PLANNING AREA 9 : HOMESTEAD DISTRICT EXPANSION FOR CITY OF WHEAT RIDGE, CO

A PARCEL OF LAND BEING ALL OF LOT 1, BLOCK 5 AND A PORTION OF LOT 2, BLOCK 5, CLEAR CREEK CROSSING FILING NO. 3 RECORDED AT RECEPTION NUMBER 2019087681, LOCATED IN THE NORTHEAST QUARTER OF SECTION 30 AND THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO

**HOMESTEAD DISTRICT EXPANSION**  
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 CITY OF WHEAT RIDGE, COLORADO

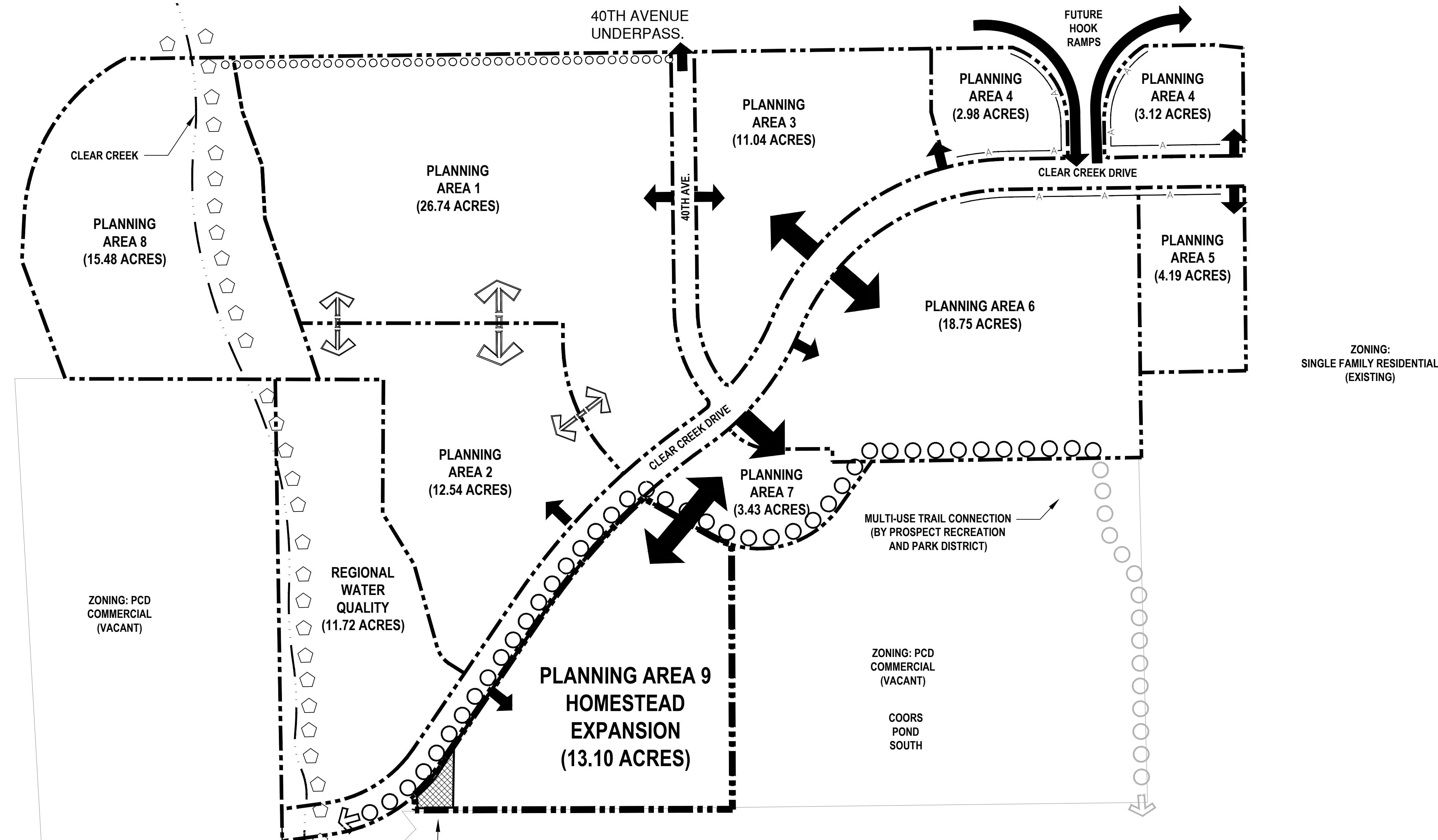
APPLICANT:  
 CLEAR CREEK CROSSING, L.L.C.  
 1873 S. BELLAIRE STREET  
 SUITE 1106  
 DENVER, CO 80222

**NOT FOR CONSTRUCTION**

DATE:  
 7/6/2021  
 8/16/2021  
 10/11/2021

SHEET TITLE:  
 LAND USE

02 OF 03



**NOTES**

- INTERNAL PEDESTRIAN CROSS ACCESS BETWEEN PLANNING AREAS SHALL BE PROVIDED; LOCATIONS AND ALIGNMENT OF SUCH CONNECTIONS SHALL BE FINALIZED DURING SPECIFIC DEVELOPMENT PLANS PROCESSING.
- ASSOCIATED WITH THE CLEAR CREEK CROSSING DEVELOPMENT IS A VISION BOOK THAT SHALL BE KEPT ON FILE WITH THE CITY OF WHEAT RIDGE FOR FUTURE REFERENCE.
- FINAL LOCATION OF TRAILHEAD STRUCTURE TO BE DETERMINED AT TIME OF SDP.

**LEGEND**

PLANNING AREA BOUNDARY	
EXISTING CLEAR CREEK TRAIL	
PROPOSED PRIMARY TRAIL	
OFF-SITE MULTI-USE TRAIL CONNECTION	
PROPOSED SECONDARY TRAIL	
CLEAR CREEK	
VEHICULAR ACCESS (CONCEPTUAL)	
PLANNING AREA PEDESTRIAN OR VEHICULAR CROSS ACCESS (CONCEPTUAL)	
CDOT 'A' LINE	

ZONING: PID OFFICE/WAREHOUSE (EXISTING)

ZONING: PCDCOMMERCIAL (VACANT)

REGIONAL WATER QUALITY (11.72 ACRES)

**PLANNING AREA 9  
 HOMESTEAD  
 EXPANSION  
 (13.10 ACRES)**

ZONING: PCDCOMMERCIAL (VACANT)

COORS POND SOUTH

COORS POND WEST

PROPOSED TRAIL STRUCTURE LOCATION

RAILROAD R.O.W.

CHECKED BY:  
 DRAWN BY:

