

TAB 3

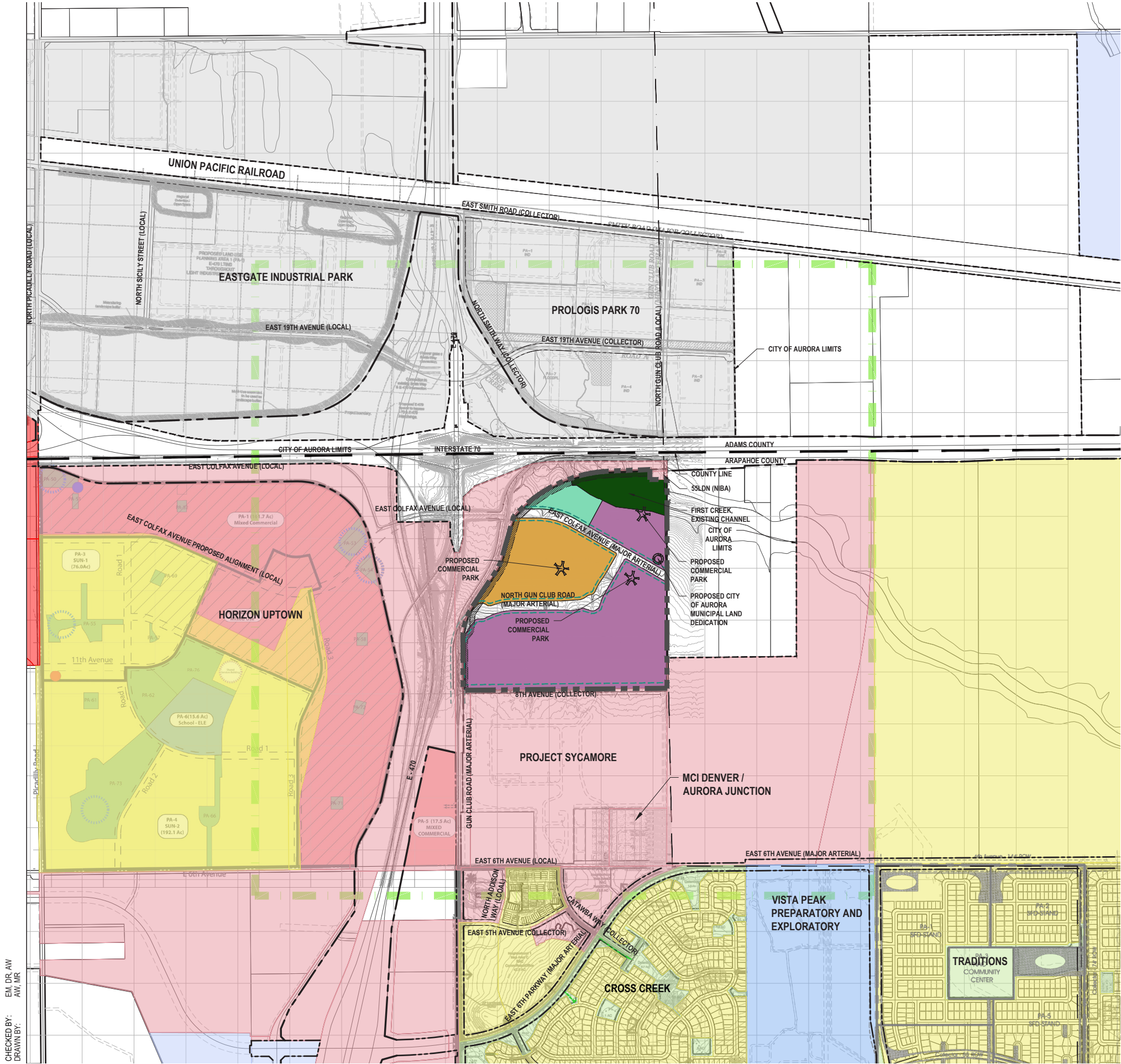
## CONTEXT MAP

3

CONTEXT MAP

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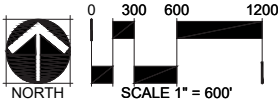


CHECKED BY: E.M. DR. AW  
DRAWN BY: AW, MR

SITE LEGEND

- PROPERTY LINE
- 6' SIDEWALK
- EXISTING MULTI-PURPOSE TRAIL
- COLLECTOR
- MAJOR ARTERIAL
- E-470 AND INTERSTATE 70
- 1/2 MILE EXTENTS
- COUNTY BOUNDARY
- CITY OF AURORA LIMITS
- 55LDN (NIBA)
- PROPOSED DRAINAGE CHANNEL
- PROPOSED DETENTION
- PROPOSED COMMERCIAL, RETAIL AND OFFICE USE
- PROPOSED COMMERCIAL, HOSPITAL/MEDICAL OFFICE BUILDING USE
- PROPOSED AURORA WATER EASEMENT
- MIXED USE-REGIONAL DISTRICT
- RESIDENTIAL-2
- MIXED-USE- OFFICE/ INSTITUTIONAL DISTRICT
- INDUSTRIAL-1
- AIRPORT DISTRICT
- MIXED USE- CORRIDOR DISTRICT
- PARKS AND OPEN SPACE DISTRICT
- PROPOSED COMMERCIAL PARK
- PROPOSED CITY OF AURORA MUNICIPAL LAND DEDICATION

- NOTES:
- THIS PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE.
  - DEDICATED BIKE LANES WILL BE PROVIDED WITHIN THE RIGHT OF WAY ALONG GUN CLUB ROAD AND E. COLFAX AVENUE.



**AURORA CROSSROADS MP**  
MASTER PLAN - CONTEXT MAP  
CITY OF AURORA, COLORADO

OWNER:  
WESTSIDE INVESTMENT  
PARTNERS, INC.  
4100 EAST MISSISSIPPI AVENUE, SUITE 500  
DENVER, CO 80246

NOT FOR  
CONSTRUCTION

DATE:  
January 8, 2021

SHEET TITLE:  
CONTEXT MAP

1 OF 1

NOT TO SCALE

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