CITY HILLSIDE PROPERTY DENSITY REDUCTION
CALCULATION WORKSHEET

Applicant Name: **Hillview Road, LLC** Phone #: **(720) 810-1302**

Project Name: **Wildroot Subdivision**

Property Legal Description and/or Address: **Located in SW1/4 Section 5, SE1/4 Section 6, T12N, R19W**

Slope Category Map attached? (required) **Yes**

Area of Property (sq. ft.): **2,632,766.40 sq. ft., and 1,249,736.40 sq. ft.,**
Property Zoning Designation: **R5.4, and RM0.5**
Number of units permitted at base zoning: **755**
Required minimum parcel area (sq. ft.): **5,400 sq. ft., and 3,000 sq. ft.**

Area (sq. ft.) in Slope Categories:

	R5.4	**RM0.5**
0-15%:	2,358,338.4	523,155.6
15.01-20%:	221,284.8	277,477.2
20.01-25%:	50,094	279,219.6
> 25%:	2613.6	169,884.0

0-15% Slope Category:

R5.4		RM0.5
2,358,338.4 sq. ft.		523,155.6
÷ 5,400 Minimum parcel area (sq. ft.)		3,000
= 436.73 Units permitted at base density (to two decimals)		174.39

15.01-20% Slope Category:

R5.4		RM0.5
221,284.8 sq. ft.		277,477.2
÷ 5,400 Minimum parcel area (sq. ft.)		3,000
= 40.98 Units permitted at base density (to two decimals)		92.49
÷ 1.43 Density adjustment		
= 28.66 Units permitted at adjusted density (to two decimals)		64.68

20.01-25% Slope Category:

R5.4		RM0.5
50,094 sq. ft.		279,219.6
÷ 5,400 Minimum parcel area (sq. ft.)		3,000
= 9.28 Units permitted at base density (to two decimals)		93.07
÷ 2 Density adjustment		
= 4.64 Units permitted at adjusted density (to two decimals)		46.54

TOTAL NUMBER OF ADJUSTED UNITS ON HILLSIDE PROPERTY

Add the number of units permitted in each slope category:

436.73	Units permitted in the 0-15% slope category (without density bonus)	174.39
+ 28.66	Adjusted units permitted in the 15.01-20% slope category	64.68
+ 4.64	Adjusted units permitted in the 20.01-25% slope category	46.54

= **755** **Total adjusted units permitted (rounded down)**