

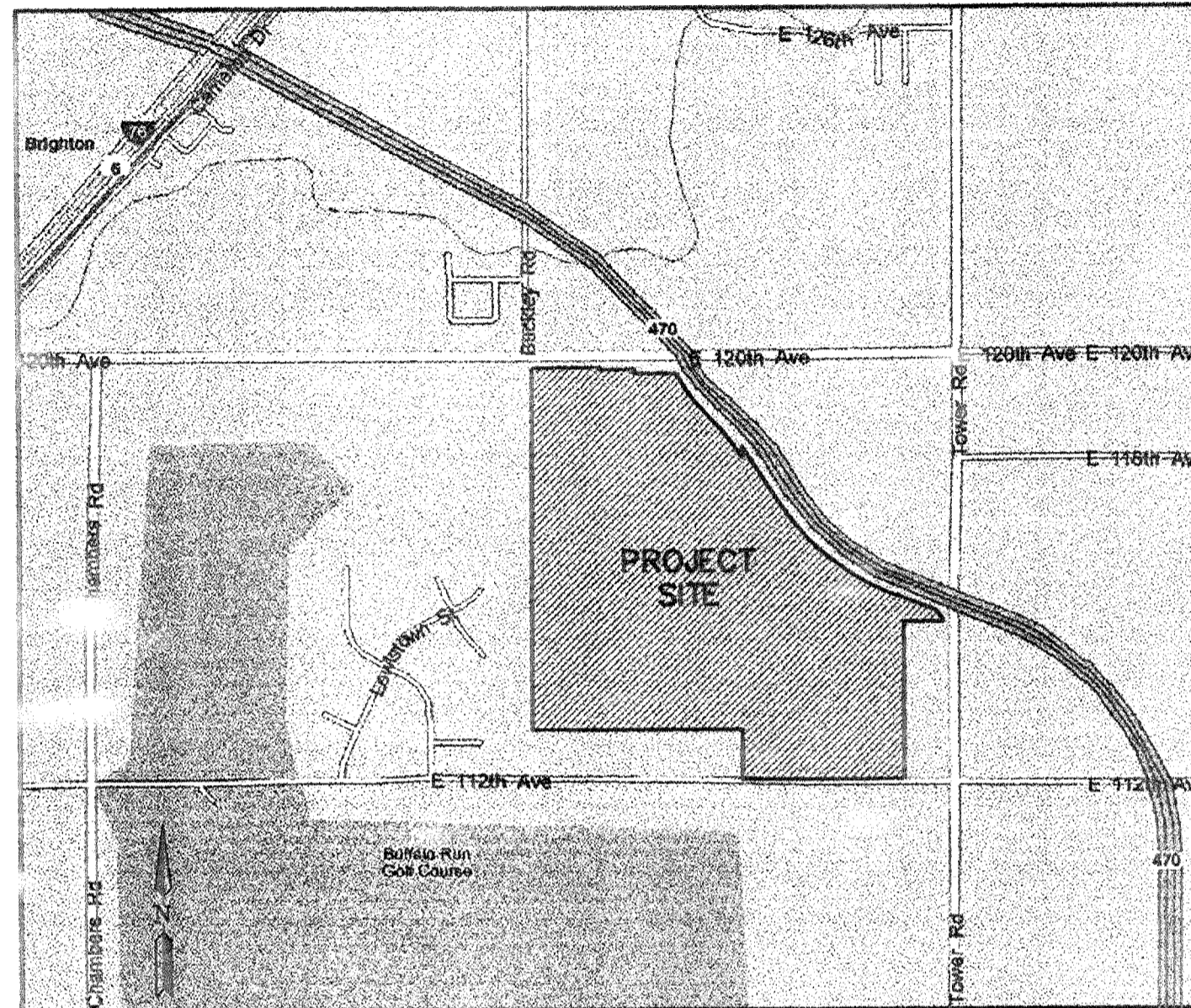
# BUCKLEY CROSSING PUD ZONE DOCUMENT PUD 3729

PART OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
 CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO  
 LOCATED AT EAST 120TH AVE. & BUCKLEY RD.  
 SHEET 1 OF 5

**LEGAL DESCRIPTION**

PARCEL 1:  
 A PART OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 4;  
 THENCE NORTH 89°29'07" EAST ALONG THE NORTHERLY LINE OF SAID SECTION 4 A DISTANCE OF 79.41 FEET TO A POINT;  
 THENCE SOUTH 00°30'53" EAST A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING;  
 THENCE NORTH 89°29'07" EAST A DISTANCE OF 819.25 FEET TO THE WESTERLY LINE OF WESTERLY RIGHT OF WAY LINE OF E-470;  
 THENCE ALONG THE WESTERLY RIGHT OF WAY THE FOLLOWING TWO (2) COURSES;  
 1. THENCE SOUTH 00°29'19" EAST A DISTANCE OF 32.45 FEET TO A POINT;  
 2. THENCE NORTH 89°30'41" EAST A DISTANCE OF 429.28 FEET TO THE WESTERLY LINE OF LOT 1, DAHLINGER TRACT NO. 4 AS RECORDED IN FILE 14 MAP 118 OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE;  
 THENCE SOUTH 00°07'53" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 57.35 FEET;  
 THENCE NORTH 89°29'07" EAST ALONG THE NORTHERLY LINES OF PARCEL RE-146 AND PARCEL RE-144 OF THE E-470 PUBLIC HIGHWAY AUTHORITY A DISTANCE OF 483.11 FEET TO A POINT;  
 THENCE ALONG THE EASTERLY LINE OF SAID PARCEL RE-144 THE FOLLOWING THREE (3) COURSES;  
 1. THENCE SOUTH 57°47'14" EAST A DISTANCE OF 35.25 FEET TO A POINT OF NON-TANGENT CURVATURE;  
 2. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 19°04'04", A RADIUS OF 1206.72 FEET, AN ARC LENGTH OF 401.59 FEET AND WHOSE CHORD BEARS SOUTH 33°59'08" EAST, 399.74 FEET TO A POINT OF TANGENCY;  
 3. THENCE SOUTH 43°31'10" EAST A DISTANCE OF 372.87 FEET TO THE NORTHERLY CORNER OF PARCEL RE-143 OF THE E-470 PUBLIC HIGHWAY AUTHORITY;  
 THENCE ALONG THE EASTERLY LINE OF SAID PARCEL RE-143 THE FOLLOWING FOUR (4) COURSES;  
 1. THENCE SOUTH 43°31'10" EAST A DISTANCE OF 493.33 FEET TO A POINT OF CURVATURE;  
 2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10°23'01", A RADIUS OF 1210.72 FEET, AN ARC LENGTH OF 219.42 FEET AND WHOSE CHORD BEARS SOUTH 38°19'39" EAST, 219.12 FEET TO A POINT;  
 3. THENCE SOUTH 33°08'00" EAST A DISTANCE OF 192.27 FEET TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 4;  
 THENCE NORTH 00°07'04" EAST ALONG SAID NORTH-SOUTH CENTERLINE A DISTANCE OF 136.77 FEET TO THE WESTERLY RIGHT OF WAY LINE OF E-470 AS DESCRIBED IN BOOK 4642 AT PAGE 722;  
 THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES;  
 1. THENCE SOUTH 33°08'09" EAST A DISTANCE OF 779.08 FEET TO A POINT OF CURVATURE;  
 2. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 32°46'46", A RADIUS OF 3046.37 FEET, AN ARC LENGTH OF 1742.86 FEET AND WHOSE CHORD BEARS SOUTH 49°31'32" EAST, 1719.18 FEET TO A POINT;  
 3. THENCE SOUTH 72°20'52" EAST A DISTANCE OF 185.03 FEET;  
 4. THENCE SOUTH 68°39'29" EAST A DISTANCE OF 485.75 FEET;  
 5. THENCE SOUTH 40°59'57" EAST A DISTANCE OF 136.94 FEET;  
 6. THENCE SOUTH 07°11'05" EAST A DISTANCE OF 50.90 FEET TO THE NORTHERLY LINE OF PARCEL DESCRIBED IN BOOK 1383 AT PAGE 357;  
 THENCE NORTH 89°56'17" WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 478.15 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;  
 THENCE SOUTH 00°06'39" WEST ALONG THE WESTERLY LINE OF SAID PARCEL AND THE WESTERLY LINE OF DAHLINGER TRACT A DISTANCE OF 1937.42 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 112TH AVENUE AS DESCRIBED IN BOOK 3037 AT PAGE 990;  
 THENCE SOUTH 89°52'10" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 1985.40 FEET TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 4;  
 THENCE NORTH 00°07'26" EAST ALONG SAID NORTH-SOUTH CENTERLINE A DISTANCE OF 621.41 FEET TO THE CENTER-SOUTH-SOUTH SIXTEENTH CORNER OF SAID SECTION 4;  
 THENCE NORTH 89°55'06" WEST ALONG THE NORTHERLY LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 4 AND THE NORTHERLY LINE OF DAHLINGER TRACT NO. 2 AND DAHLINGER TRACT NO. 3 A DISTANCE OF 2585.90 FEET TO THE EASTERLY RIGHT OF WAY LINE OF BUCKLEY ROAD AS DESCRIBED IN BOOK 3037 AT PAGE 990;  
 THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES;  
 1. THENCE NORTH 00°08'49" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 1986.07 FEET TO A POINT;  
 2. THENCE NORTH 00°03'04" EAST CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 2443.69 FEET TO A POINT;  
 3. THENCE NORTH 44°45'57" EAST A DISTANCE OF 28.43 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 387.501 ACRES, OR 16,879,552 SQ. FT, MORE OR LESS.



VICINITY MAP  
 SCALE: 1"=2000'  
 GRAPHIC SCALE  
 0 1000 2000 4000  
 IN FEET  
 1 inch = 2000 feet

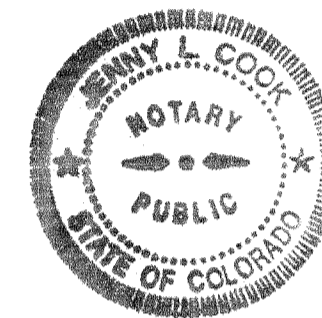
PARCEL 2:  
 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 4;  
 THENCE S00°03'04"W ALONG THE WESTERLY LINE OF SECTION 4, A DISTANCE OF 1594.49 FEET TO THE POINT OF BEGINNING;  
 THENCE DEPARTING SAID WEST LINE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1075.00, AND A CENTRAL ANGLE OF 07°29'41", A DISTANCE OF 140.62 FEET;  
 THENCE S00°03'04"W ALONG A LINE 60.00 FEET EAST AND PARALLEL TO THE WEST LINE OF SECTION 4; A DISTANCE OF 801.54 FEET;  
 THENCE S00°08'49"W ALONG A LINE 60.00 FEET EAST AND PARALLEL TO THE WEST LINE OF SECTION 4; A DISTANCE OF 1986.07 FEET;  
 THENCE N89°55'06"W A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST LINE OF SECTION 4;  
 THENCE N00°08'49"E ALONG THE WEST LINE OF SECTION 4, A DISTANCE OF 1986.04 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 4;  
 THENCE N00°03'04"E CONTINUING ALONG THE WEST LINE OF SECTION 4, A DISTANCE 928.61 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 3.92 ACRES, OR 170,852 SQ. FT, MORE OR LESS.

**OWNER CERTIFICATE**

BUSINESS CENTER INVESTORS (B.C.I.), A COLORADO GENERAL PARTNERSHIP, AND JACK D. FEUER, INDIVIDUALLY AND AS TRUSTEE, BEING THE OWNER(S) OF THE PROPERTY LOCATED IN THE COUNTY OF ADAMS, STATE OF COLORADO, DO HEREBY SUBMIT THIS PLANNED UNIT DEVELOPMENT AND AGREE TO PERFORM UNDER THE TERMS NOTED HEREON.

*Lee S. Carlson*  
 LEE S. CARLSON  
 B.C.I. MANAGING PARTNER

*Jack D. Feuer*  
 JACK D. FEUER  
 INDIVIDUALLY AND TRUSTEE



**ACKNOWLEDGMENT:**

STATE OF COLORADO )  
 COUNTY OF ADAMS )  
 CITY OF COMMERCE CITY )  
 EASTLAKE )  
 THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF September, 2003.

NOTARY PUBLIC *Jenny L. Cook*  
 MY COMMISSION EXPIRES 02/09/2004

**APPROVAL CERTIFICATES:**

APPROVED BY THE CITY OF COMMERCE CITY PLANNING COMMISSION THIS 3rd DAY OF JUNE, 2003.

*Chris Hill*  
 CHAIRPERSON

APPROVED BY THE CITY OF COMMERCE CITY, CITY COUNCIL THIS 4th DAY OF AUGUST, 2003.  
 ATTEST:

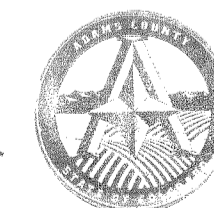
*Judith A. Ridgeway*  
 CITY CLERK

*Scott*  
 MAYOR

**CLERK AND RECORDER:**

THIS PUD ZONE DOCUMENT WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT 1:30 O'CLOCK A.M., THIS 24th DAY OF September, 2003.

*Carol A. Snyder*  
 COUNTY CLERK AND RECORDER  
*Jhanna Rodriguez-Benitez*



DATE OF SUBMITTAL:  
 January 06, 2003  
 April 07, 2003  
 May 27, 2003  
 July 02, 2003  
 September 10, 2003

Pub FILE #: 3729  
 MAP #:  
 RECEPTION # C1215909

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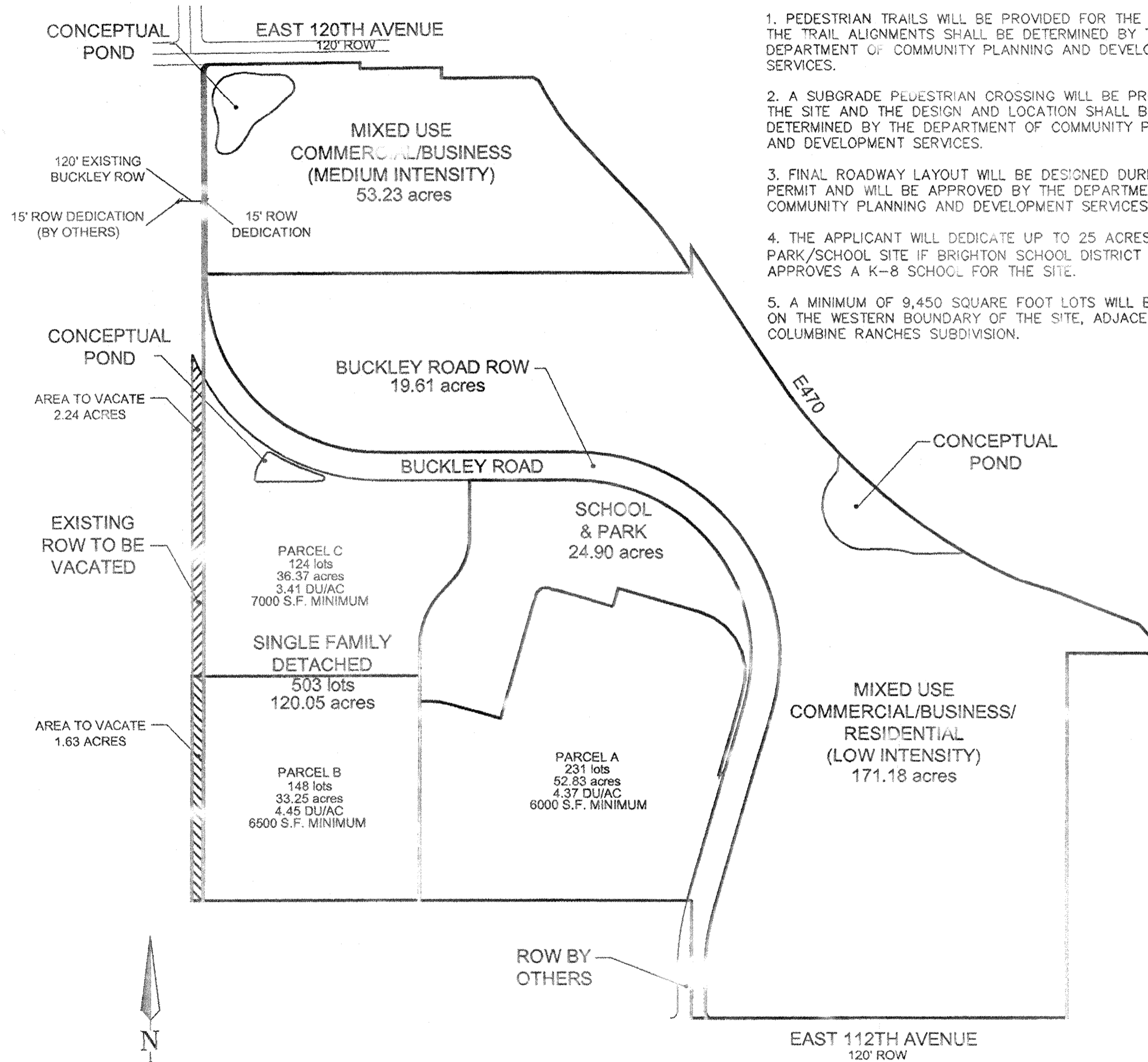
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# BUCKLEY CROSSING PUD ZONE DOCUMENT PUD 3729

PART OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
 CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO  
 LOCATED AT EAST 120TH AVE. & BUCKLEY RD.  
 SHEET 2 OF 5

**NOTE:**

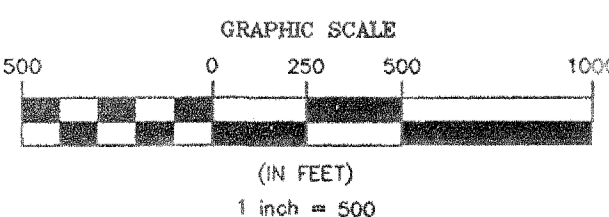
1. PEDESTRIAN TRAILS WILL BE PROVIDED FOR THE SITE AND THE TRAIL ALIGNMENTS SHALL BE DETERMINED BY THE DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT SERVICES.
2. A SUBGRADE PEDESTRIAN CROSSING WILL BE PROVIDED FOR THE SITE AND THE DESIGN AND LOCATION SHALL BE DETERMINED BY THE DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT SERVICES.
3. FINAL ROADWAY LAYOUT WILL BE DESIGNED DURING PUD PERMIT AND WILL BE APPROVED BY THE DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT SERVICES.
4. THE APPLICANT WILL DEDICATE UP TO 25 ACRES FOR A PARK/SCHOOL SITE IF BRIGHTON SCHOOL DISTRICT 27J APPROVES A K-8 SCHOOL FOR THE SITE.
5. A MINIMUM OF 9,450 SQUARE FOOT LOTS WILL BE PROVIDED ON THE WESTERN BOUNDARY OF THE SITE, ADJACENT TO COLUMBINE RANCHES SUBDIVISION.



ESTIMATED LAND USE AREAS	ACRES	LAND USE %	DWELLING UNITS	FLOOR AREA SQ. FT.
BUCKLEY ROAD REALIGNED - 120' ROW	19.61	5%	---	---
VACATED BUCKLEY ROAD	3.92	---	---	---
SCHOOL & PARK	24.90	6%	---	---
RESIDENTIAL SINGLE FAMILY DETACHED (GROSS AREA)	122.45	31%	503	---
PARCEL A =	52.83	---	231	---
PARCEL B =	33.25	---	148	---
PARCEL C =	36.37	---	124	---
MIXED USE COMMERCIAL/BUSINESS/RESIDENTIAL (LOW INTENSITY)	171.18	44%	---	1,491,320
MIXED USE COMMERCIAL/BUSINESS (MEDIUM INTENSITY)	53.23	13%	---	463,739
Average for all type uses: 2 F.A.R. based on gross ac.				
<b>TOTALS:</b>	<b>391.42</b>	<b>100%</b>	<b>503</b>	<b>1,955,059</b>

LAND USE	ACRES	DENSITY	DWELLING UNITS	% OF PROJECT BY ACRES
SINGLE FAMILY DETACHED	122.45	4 du/ac	503	31%
MIXED USE COMMERCIAL/BUSINESS/RESIDENTIAL (LOW INTENSITY)	171.18	---	---	44%
RESIDENTIAL =		8 du/ac (MIN)	---	---
MIXED USE COMMERCIAL/BUSINESS (MEDIUM INTENSITY)	53.23	---	---	13%
PUBLIC PARK & SCHOOL	24.90	---	---	6%
RIGHT-OF-WAY LOSS (BUCKLEY ROAD)	19.61	---	---	5%
TOTAL OPEN SPACE (PARKS + PONDS)*	[±25.90]*	---	---	[7%]*
<b>TOTALS:</b>	<b>391.42</b>	<b>---</b>	<b>503</b>	<b>100%</b>

\*NOT INCLUDED IN THE TOTAL

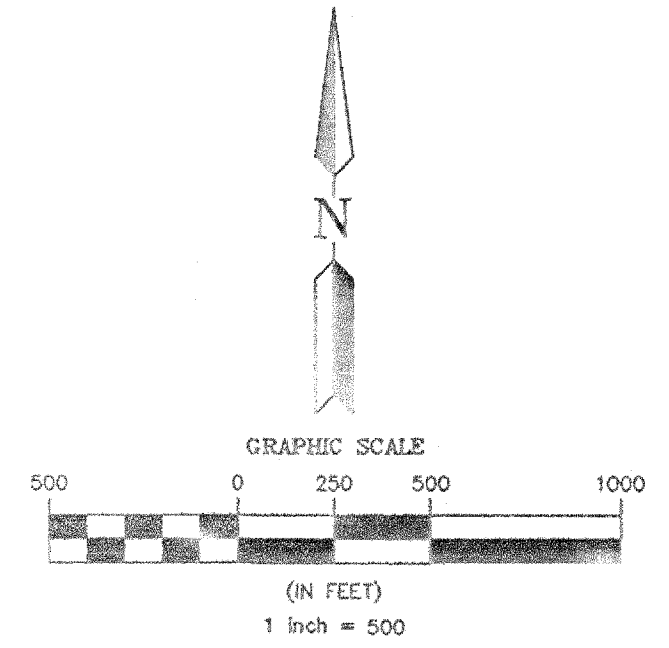
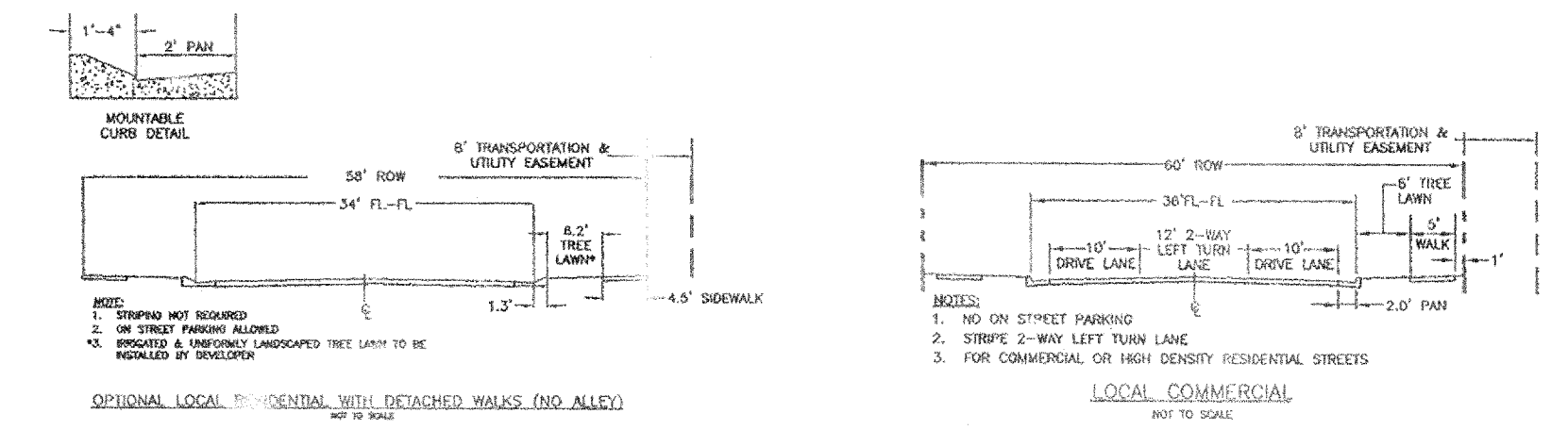
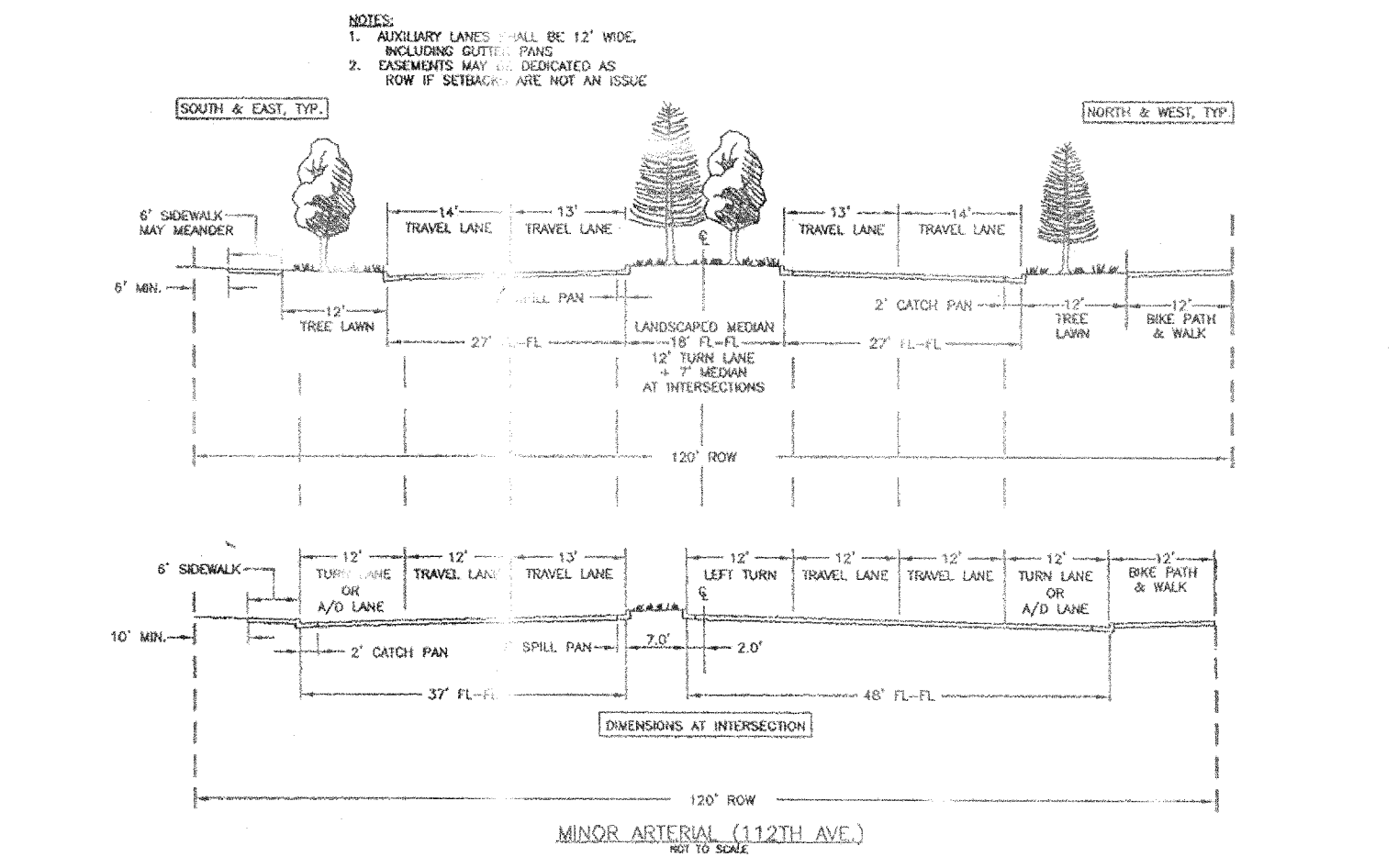
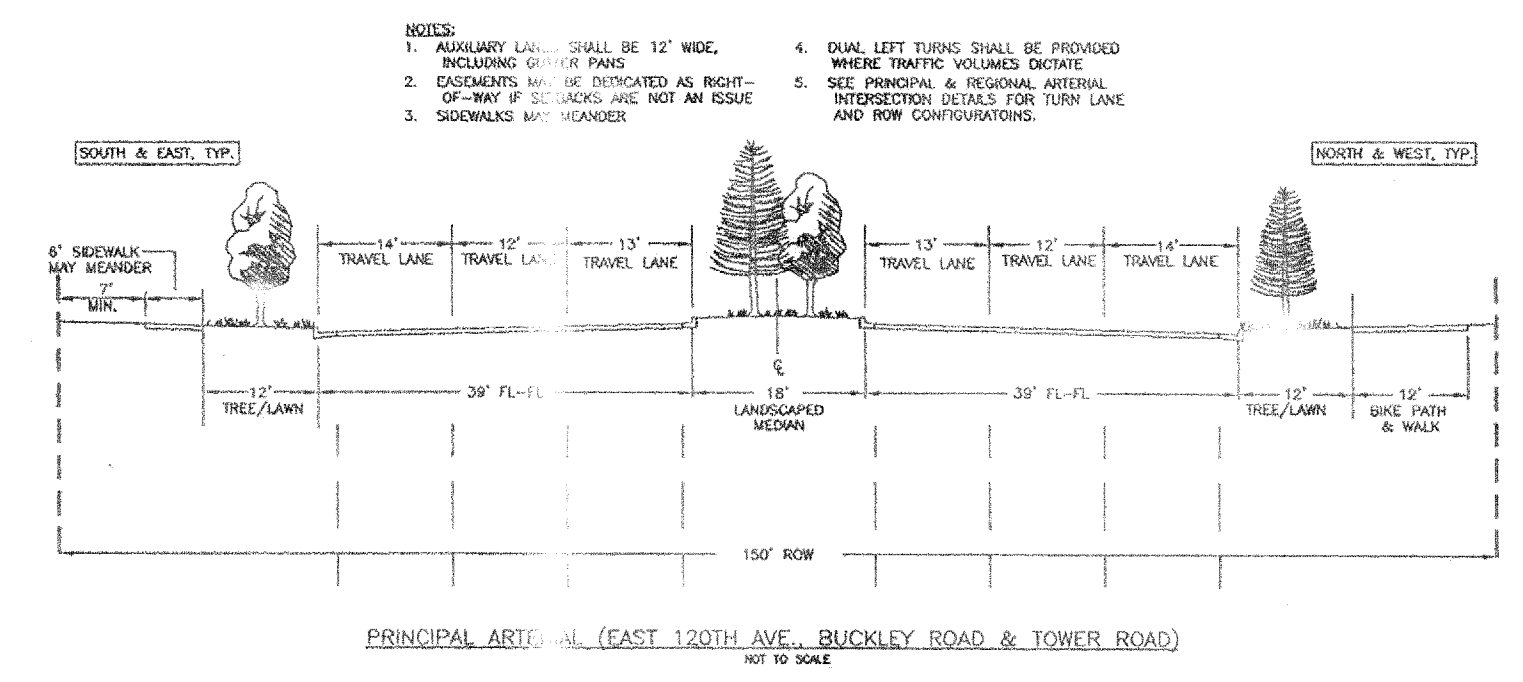
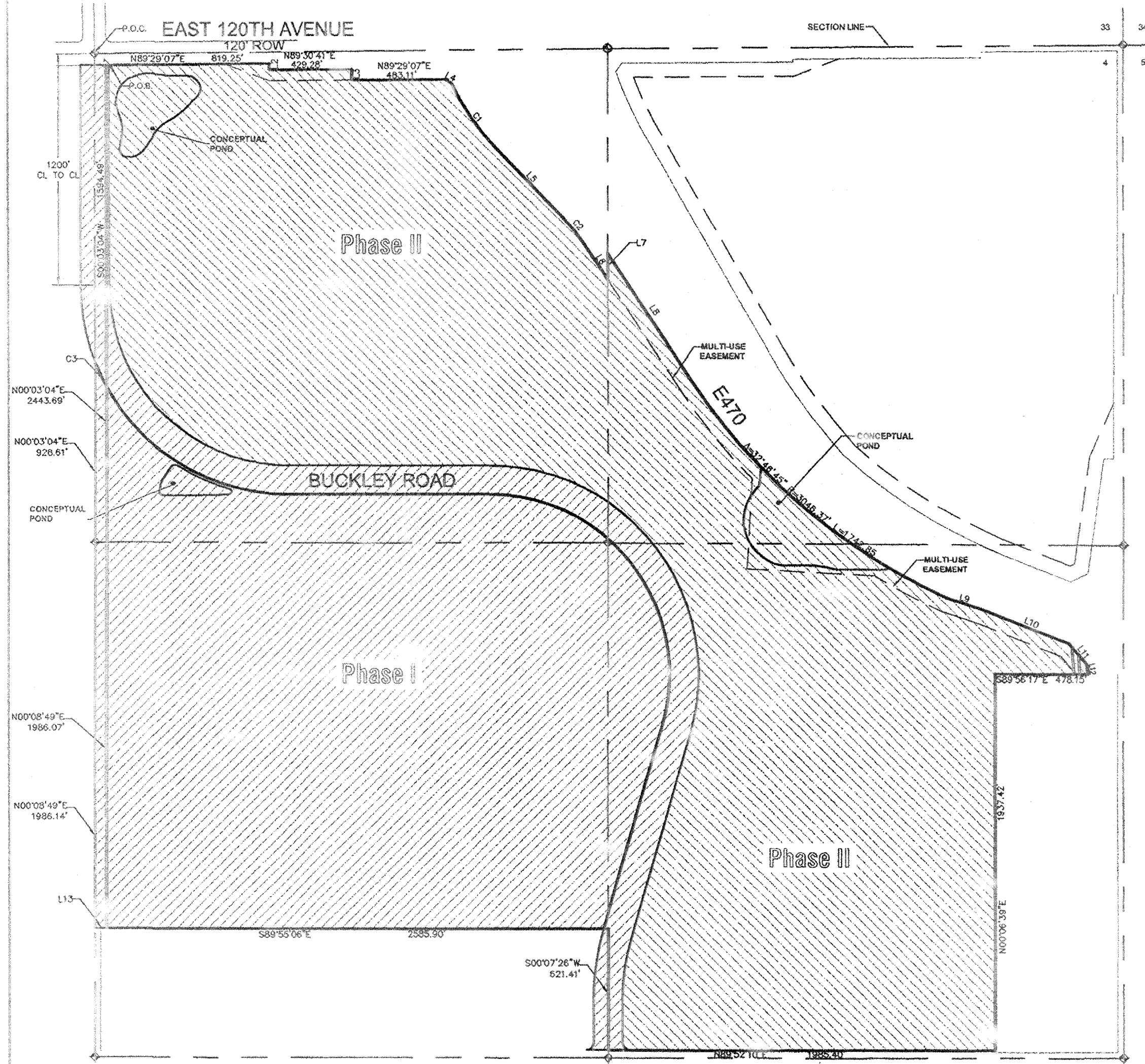


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PART OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
 CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO  
 LOCATED AT EAST 120TH AVE. & BUCKLEY RD.  
 SHEET 3 OF 5



LINE	LENGTH	BEARING
L1	28.43	N44°45'57"E
L2	32.45	S40°29'19"E
L3	57.35	S00°07'53"W
L4	38.25	S57°47'14"E
L5	493.33	S43°31'10"E
L6	192.27	S33°08'08"E
L7	135.77	N60°07'04"E
L8	779.08	S33°08'08"E
L9	185.03	S72°20'52"E
L10	485.75	S68°39'29"E
L11	138.94	S40°59'57"E
L13	50.90	S07°11'05"E
L15	60.00	N89°55'08"E

CURVE	DELTA	RADIUS	LENGTH
C1	190°04'	1206.72	401.59
C2	102°35'	1910.72	219.42
C3	77°54'	1075.00	140.82

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# BUCKLEY CROSSING PUD ZONE DOCUMENT

PUB 3729

PART OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
 CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO  
 LOCATED AT EAST 120TH AVE. & BUCKLEY RD.  
 SHEET 4 OF 5

RESIDENTIAL DEVELOPMENT STANDARDS: SINGLE FAMILY DETACHED		
MINIMUM LOT SIZES	PARCEL:	
	A	6,000 (MIN) S.F.
	B	6,500 (MIN) S.F.
	C	7,000 (MIN) S.F.
DENSITY	PARCEL:	
	A	4.37 DU/AC
	B	4.45 DU/AC
	C	3.41 DU/AC
MINIMUM SETBACK (PRINCIPAL BUILDINGS)	FRONT	20.0'
	SIDE	5.0'
		10.0' (SIDE ADJOINING STREET) 25.0' (FROM ARTERIAL STREET)
	REAR	20.0'
		15.0' (BACKS TO OPEN SPC) 25.0' (FROM ARTERIAL STREET)
	MINIMUM SETBACK (ACCESSORY BUILDINGS)	FRONT
SIDE		5.0'
REAR		5.0'
MINIMUM FLOOR AREA	ONE STORY @ 1,080 SF MULTI-LEVEL @ 1,600 SF	
MAXIMUM BUILDING HEIGHT	35.0'	
MINIMUM PARKING	2 PER GARAGE & 2 PER DRIVEWAY	
SIGN REGULATION	CLASS 1	
MINIMUM LANDSCAPE (1)	SHALL MEET OR EXCEED COMMERCE CITY LANDSCAPE STANDARDS	
MINIMUM OPEN SPACE (2)	SHALL MEET OR EXCEED COMMERCE CITY REQUIREMENTS	

RESIDENTIAL DEVELOPMENT STANDARDS: MIXED USE RESIDENTIAL - LOW INTENSITY		
	DENSITY	MIN. 8 DU/AC
MAXIMUM BUILDING HEIGHT	RESIDENTIAL	45.0'
	MIXED USED COM'L./RES.	75.0'
SETBACKS:	MIXED USED OFC./RES. FRONT OR SIDE (ADJ. TO PUBLIC STREET)	120.0' 10.0' MIN. 20.0' MAX.
	SIDE REAR	5.0' MIN. 10.0' MIN.
COMMON OPEN SPACE		10% MIN OF DEVELOPED AREA
MINIMUM PARKING		2 PER GARAGE & 2 PER DRIVEWAY

(1) LANDSCAPE: LANDSCAPING FOR THE DEVELOPMENT WITHIN THIS PUD ZONE DOCUMENT SHALL MEET OR EXCEED THE STANDARDS SET FORTH IN THE CITY OF COMMERCE ZONING ORDINANCE. LIGHTING AND SIGNAGE SHALL MEET THE CITY OF COMMERCE CITY'S ENGINEERING CONSTRUCTION STANDARDS AND SPECIFICATIONS REQUIREMENTS. THE DEVELOPER SHALL ESTABLISH THE LOCATION AND CHARACTER OF THESE ELEMENTS AT THE PUD PERMIT STAGE.

(2) THE MINIMUM OPEN SPACE SHALL MEET OR EXCEED COMMERCE CITY STANDARDS.

(3) PARKING/STORAGE OF RECREATION AND INOPERATIVE VEHICLES: NO RECREATION VEHICLES OR DISASSEMBLED OR PARTIALLY DISASSEMBLED VEHICLES OF ANY TYPE SHALL BE PARKED, STORED, MAINTAINED, OR USED IN THE YARD OR DRIVEWAY OF ANY DWELLING, OR ON ANY PUBLIC STREET IN THE RESIDENTIAL AREA, BUT MAY BE STORED WITHIN THE FULLY ENCLOSED GARAGE OF THAT DWELLING. HOWEVER, RECREATION VEHICLES AND MOTOR HOMES MAY BE TEMPORARILY PARKED FOR A MAXIMUM OF THREE (3) CONSECUTIVE DAYS IN THE DRIVEWAY, PROVIDED THAT THE VEHICLE DOES NOT INTERFERE WITH THE SIGHT VIEWS AND/OR USE OF ADJACENT PROPERTY. RECREATION VEHICLES SHALL INCLUDE, BUT NOT BE LIMITED TO MOTORHOMES, PICK-UP TRUCKS WITH ABOVE CAB CAMPER SHELLS, TRAILER, MOTORCYCLES, MOTOR BIKES, SNOWMOBILES, JET SKIS, ALL TERRAIN VEHICLES, BOATS AND OTHER APPARATUS INTENDED FOR USE ON LAND, WATER OR THE AIR, AND THE TRAILERS FOR THEIR TRANSPORTATION.

(4) OUTDOOR STORAGE: FREE STANDING STORAGE UNITS WILL BE ALLOWED IN THE REAR YARD ON EACH LOT IN ACCORDANCE WITH THE DESIGN STANDARDS AND APPROVAL PROCEDURES OF THE DESIGN REVIEW COMMITTEE AND IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY OF COMMERCE CITY'S R-1 ZONING DISTRICT. DESIGN STANDARDS WILL PROVIDE FOR ARCHITECTURAL COMPATIBILITY WITH THE PRIMARY STRUCTURE.

(5) FENCING: 6 FOOT PRIVACY FENCING SHALL BE UTILIZED TO ENCLOSE THE REAR YARDS OF INDIVIDUAL LOTS IF DESIRED BY HOMEOWNER. 2 OR 3-RAIL FENCING SHALL BE USED IN COMMUNITY OR PUBLIC AREAS AS NEEDED TO ENCLOSE OR SEPARATE PARCELS, OR PRIVATE LOTS ABUTTING OR ADJACENT TO OPEN SPACE.

(6) HOMEOWNERS ASSOCIATION: A HOMEOWNER'S ASSOCIATION WILL BE ESTABLISHED TO GOVERN THE COVENANTS OF THE SINGLE FAMILY DETACHED RESIDENTIAL AREAS AND TO INSURE ACCEPTABLE LEVELS OF DEVELOPMENT, MAINTENANCE, AND AESTHETIC STANDARDS.

(7) MAINTENANCE: ALL PRIVATE ON-SITE OPEN SPACE WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION DESCRIBED ABOVE.

(8) ALLOWABLE USES: THE FOLLOWING USES SHALL BE PERMITTED IN SINGLE FAMILY DETACHED RESIDENTIAL AREAS AS A MATTER OF RIGHT:  
 - ONE-FAMILY DETACHED DWELLINGS,  
 - PUBLIC AND PRIVATE SCHOOLS,  
 - PUBLIC AND QUASI-PUBLIC FACILITIES,  
 - SHOW HOME COMPLEXES AND SALES OFFICES ACCESSORY THERETO,  
 - CHURCHES, TEMPLES AND OTHER RELIGIOUS INSTITUTIONS,  
 - COMMUNITY INFORMATION CENTERS,  
 - SPECIAL COMMUNITY EVENTS,  
 - TRANSIT STOPS,  
 - OFF-STREET PARKING, AND  
 - ANY OTHER USES CONSISTENT WITH THE PURPOSE OF THIS SECTION AND COMPATIBLE WITH THE USES SET FORTH HEREIN.

USES BY PERMIT:  
 - TEMPORARY CONSTRUCTION YARDS FOR THE DEVELOPMENT OF THE SITE.

THE FOLLOWING USES SHALL BE PERMITTED IN MIXED-USE RESIDENTIAL AREAS AS A MATTER OF RIGHT:  
 - TWO-FAMILY DWELLINGS, INCLUDING TOWNHOMES,  
 - MULTIPLE-FAMILY DWELLINGS INCLUDING CONDOMINIUMS, AND APARTMENTS,  
 - PUBLIC AND PRIVATE SCHOOLS, COLLEGES AND UNIVERSITIES,  
 - LIBRARIES,  
 - PUBLIC AND QUASI-PUBLIC FACILITIES,  
 - CHILD CARE CENTERS,  
 - SHOW HOME COMPLEXES AND SALES OFFICES ACCESSORY THERETO,  
 - CHURCHES, TEMPLES AND OTHER RELIGIOUS INSTITUTIONS,  
 - MUSEUMS,  
 - COMMUNITY INFORMATION CENTERS,  
 - SPECIAL COMMUNITY EVENTS,  
 - TRANSIT STOPS,  
 - OFF-STREET PARKING, AND  
 - ANY OTHER USES CONSISTENT WITH THE PURPOSE OF THIS SECTION AND COMPATIBLE WITH THE USES SET FORTH HEREIN.

USES BY PERMIT:  
 - CONVALESCENT HOMES, NURSING HOMES, REST HOMES AND HOMES FOR THE AGED, AND  
 - CHILD CARE CENTERS,



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 CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO  
 LOCATED AT EAST 120TH AVE. & BUCKLEY RD.  
 SHEET 5 OF 5

MIXED-USE COMMERCIAL BUSINESS DEVELOPMENT STANDARDS:	
MIN. LOT AREA**	10,000 SF
MIN. LOT WIDTH**	100.0'
MIN. F.A.R.	.25
MAX. HEIGHT: (1)	60.0'
SETBACKS	ADJ. TO ARTERIALS
	ADJ. TO DEDICATED ROADWAY
	ABUTS RESIDENTIAL
	ADJ. TO MIXED-USE COM'L
SEE NOTE 3	
LANDSCAPE	(2)
PARKING	(4)
SIGN REGULATION	CLASS 6

\*\*UNLESS DEVELOPMENT IS DESIGNED AS A PROJECT OR PROJECTS, IN WHICH CASE THERE SHALL BE NO MINIMUM LOT AREA AND LOT WIDTH.

(1) MAXIMUM BUILDING HEIGHT OF 60', EXCEPT THAT MIXED COMMERCIAL PLANNING AREAS ADJACENT TO SINGLE FAMILY RESIDENTIAL USES SHALL HAVE A MAXIMUM BUILDING HEIGHT OF 35 FEET WITHIN 200 FEET OF A RESIDENTIAL USE. BUILDING HEIGHTS SHALL CONFORM TO THE REQUIREMENTS SET FORTH BY THE COMMERCE CITY ZONING ORDINANCE AND DEVELOPMENT STANDARDS.

(2) LANDSCAPE: LANDSCAPING, SIGNAGE, AND LIGHTING FOR THE DEVELOPMENT WITHIN THIS PUD ZONE DOCUMENT SHALL MEET OR EXCEED THE STANDARDS SET FORTH BY THE CITY OF COMMERCE CITY ZONING ORDINANCE. THE DEVELOPER SHALL ESTABLISH THE LOCATION AND CHARACTER OF THESE ELEMENTS AT THE PUD PERMIT STAGE.

(3) SETBACKS SHALL CONFORM TO THE REQUIREMENTS SET FORTH BY THE CITY OF COMMERCE CITY ZONING ORDINANCE AND DEVELOPMENT STANDARDS.

(4) PARKING SHALL CONFORM TO THE REQUIREMENTS SET FORTH BY THE CITY OF COMMERCE CITY ZONING ORDINANCE AND DEVELOPMENT STANDARDS.

(5) LIGHTING SHALL MEET THE CITY OF COMMERCE "CITY'S ENGINEERING CONSTRUCTION STANDARDS AND SPECIFICATIONS" REQUIREMENTS.

(6) LOADING/UNLOADING: ALL LOADING AND UNLOADING SHALL BE PERFORMED ON THE LOT OR PROJECT. LOADING PLATFORMS AND AREAS SHALL BE SCREENED FROM VIEW FROM ADJACENT STREETS AND HIGHWAYS IN A MANNER PRESCRIBED IN PARAGRAPH 9.

(7) TRASH AND STORAGE: TRASH AND STORAGE AREAS SHALL BE SHIELDED FROM VIEW BY PLACEMENT WITHIN BUILDINGS, OR ENCLOSURE WITHIN OPAQUE WALLS OR FENCES NOT LESS THAN 5 FEET IN HEIGHT. WALL AND FENCE MATERIALS SHALL COMPLEMENT EXTERIOR BUILDING MATERIALS OF THE PRINCIPAL STRUCTURE.

(8) ALL MECHANICAL EQUIPMENT PLACED ON ANY ROOF OR OTHERWISE OUTSIDE OF ANY BUILDING, INCLUDING, BUT NOT LIMITED TO, AIR-CONDITIONING, HEATING AND VENTILATING EQUIPMENT, SHALL BE SCREENED FROM VIEW FROM ANY STREET OR HIGHWAY OR ADJACENT PROPERTY.

(9) SCREENING SHALL BE PROVIDED AS SET FORTH BELOW:

WALL: A WALL CONSISTING OF CONCRETE BLOCK, STONE BRICK, TILE OR SIMILAR SOLID MASONRY MATERIAL.

BERM: A BERM CONSTRUCTED OF EARTHEN MATERIALS AND LANDSCAPED.

FENCE: AN OPAQUE FENCE CONSTRUCTED OF WOOD OR OTHER MATERIALS.

(10) ALLOWABLE USES: ALL PERMITTED USES AND THEIR RESULTING PRODUCTS SHALL BE CONTAINED ENTIRELY WITHIN FULLY ENCLOSED STRUCTURES, EXCLUDING THEREFROM SUCH USES AS OFF-STREET PARKING; TRASH STORAGE; LOADING; SALE OF NURSERY STOCK; AUTOMOBILE WASHING; OUTDOOR DINING; AUTOMOBILE, MOBILE HOME AND RECREATION VEHICLE SALES; TEMPORARY CONTRACTOR STORAGE YARDS; OUTDOOR RECREATION ACTIVITIES; SPECIAL COMMUNITY EVENTS; AND SIMILAR USES.

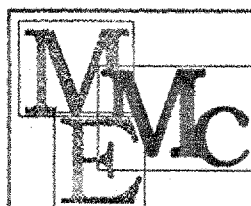
USES PERMITTED BY RIGHT: THE FOLLOWING USES SHALL BE PERMITTED IN THE MIXED COMMERCIAL AREA AS A MATTER OF RIGHT:

- RETAIL SALES,
- PERSONAL SERVICE SHOPS,
- BANKS WITH DRIVE-THRU FACILITIES,
- RESTAURANTS WITH DRIVE-THRU OR DRIVE-IN FACILITIES,
- COMMERCIAL RECREATION,
- PROFESSIONAL OFFICES,
- ANY NONRESIDENTIAL USES BY RIGHT PERMITTED IN B-BUSINESS OR C-COMMERCIAL ZONE DISTRICT OF THE CITY OF COMMERCE CITY ZONING ORDINANCE AND MUNICIPAL CODE,
- HARDWARE STORE / HOME REPAIRS,
- OPEN SPACE,
- MORTUARY,
- SCIENTIFIC RESEARCH, DEVELOPMENT AND TESTING,
- HOTELS, MOTELS CONFERENCE OR CONVENTION FACILITIES,
- VETERINARY HOSPITALS AND CLINICS,
- PUBLIC AND QUASI-PUBLIC FACILITIES,
- AUTOMOBILE SERVICE STATIONS (SEE "BUCKLEY CROSSING PUD PERMIT" FOR A LIST OF CONDITIONS.),
- COMMUNITY INFORMATION CENTERS,
- SPECIAL COMMUNITY EVENTS,
- TEMPORARY CONSTRUCTION YARDS,
- TRANSIT STOPS,
- ACCESSORY BUILDINGS AND USES AS PROVIDED IN THE "BUCKLEY CROSSING PUD PERMIT",
- SIGNS AS PROVIDED IN THE CITY OF COMMERCE CITY MUNICIPAL CODE,
- COMMON AREAS & ELEMENTS,
- SEASONAL ANCILLARY OUTDOOR SALES, SUCH AS CHRISTMAS TREE SALES,
- WAREHOUSE / DISTRIBUTION CENTER,
- WHOLESALE BUSINESS / GENERAL MERCHANDISING, AND
- ANY OTHER USES CONSISTENT WITH THE PURPOSE OF THIS SECTION AND COMPATIBLE WITH THE USES SET FORTH HEREIN.

THE ABOVE USES AND SIMILAR NON-OFFENSIVE MIXED COMMERCIAL USES ARE SUBJECT TO THE FOLLOWING CONDITIONS: DUST, FUMES, ODORS, REFUSE, SMOKE, VAPOR, NOISE, LIGHTS AND VIBRATIONS SHALL BE CONFINED TO THE SITE UPON WHICH THE USE IS LOCATED.

USES BY PERMIT:

- RECREATIONAL VEHICLE STORAGE,
- AUTOMOBILE GARAGES AND BODY SHOPS,
- HARDWARE STORE / HOME REPAIRS WITH OUTDOOR STORAGE,
- BUILDING MATERIAL WITH OUTDOOR STORAGE,
- CARETAKER RESIDENCE,
- ANY USE AS PERMITTED BY RIGHT WITH OUTDOOR STORAGE GREATER THAN THOSE DEFINED WITHIN THIS SECTION,
- WAREHOUSE / DISTRIBUTION CENTER: SHALL BE THOSE USES WHOSE BUILDING GROSS SQUARE FOOTAGE GREATER THAN 400,000 SQUARE FEET, AND
- ANY USE BY PERMIT ALLOWED IN THE B-BUSINESS OR C-COMMERCIAL ZONING DISTRICT OF THE CITY OF COMMERCE CITY ZONING ORDINANCE AND MUNICIPAL CODE.



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