



PUD Amendment
COMMONS AT 104TH

Commerce City, Colorado

Land Planner:
KEPHART: Community Planning & Architecture
Jeff Neulieb

Applicant:
Southwestern Property Corp.
Mark Campbell & Jackson Givens



City Council Meeting - Regional Map

COMMONS AT 104TH

COMMERCE CITY, CO



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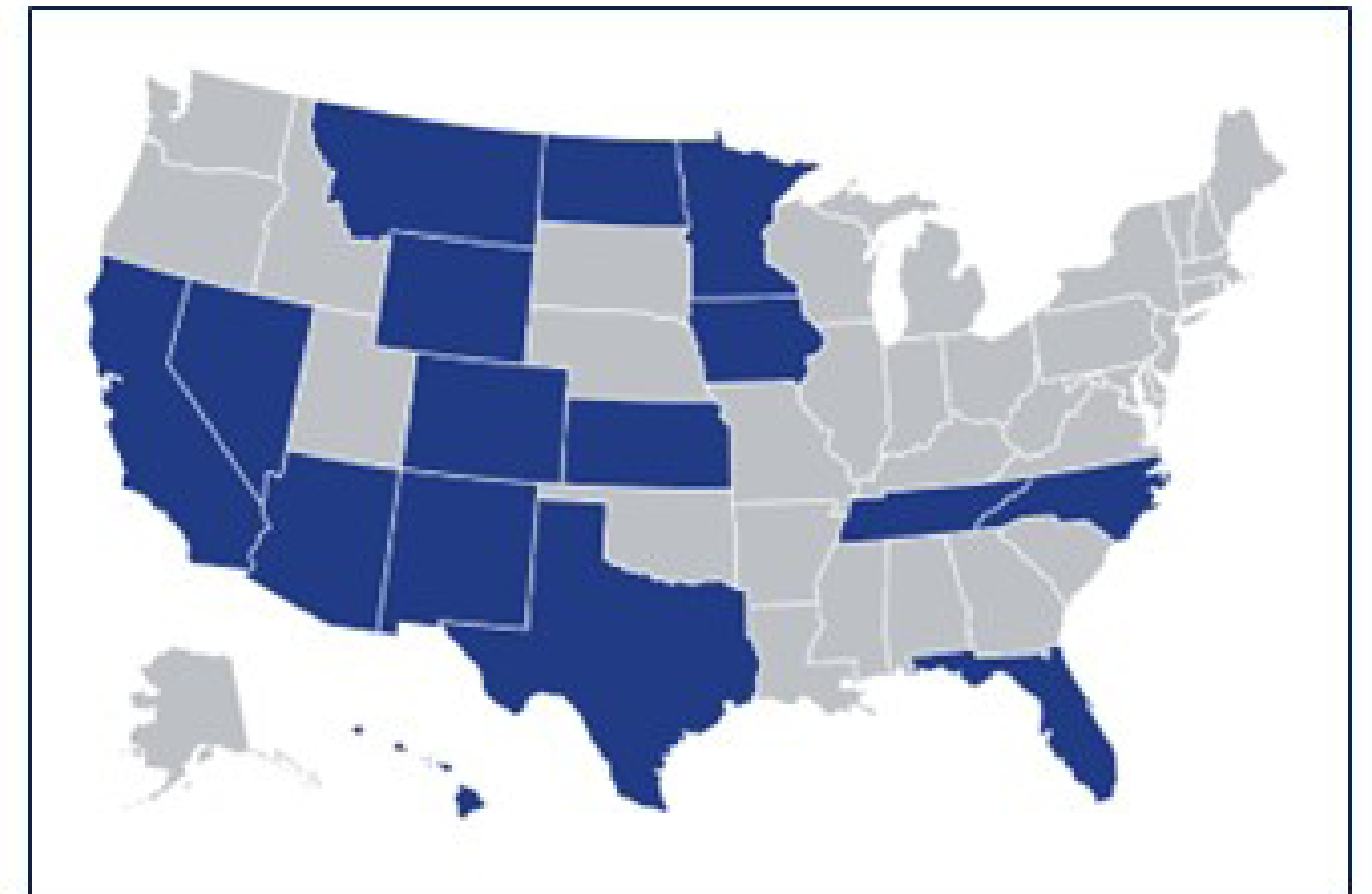
City Council Meeting - Vicinity Map

COMMONS AT 104TH

COMMERCE CITY, CO

SOUTHWESTERN PROPERTY CORP.

- 25+ years of experience developing retail, single-family lots, and multifamily
- 9+ states, 100+ projects
- Recently completed The Range at Reunion
- Providing needed uses for Communities



WHY THIS REZONE IS BENEFICIAL TO COMMERCE CITY

- Provides a mix of housing types within the surrounding area (only two existing multi-family communities along 104th Ave east of Hwy 85).
- Will incorporate “green” features, such as low flow plumbing fixtures, energy efficient appliances, windows, and insulation.
- New, high-quality housing would provide **support for Commerce City’s employers** and create **housing balance**.
- Additional **new residents** would **support and energize** the 104th Commercial Corridor.
- Dense Residential is needed to **jump-start and support** development of the retail parcels along 104th Ave.
- Provides **new** housing to attract **new** residents to the City.

	1 Mile from Site	3 Miles from Site	5 Miles from Site
Housing Unit Summary			
2000 Housing Units	36	648	1,581
Owner Occupied Housing Units	80.6%	80.4%	79.1%
Renter Occupied Housing Units	13.9%	12.8%	14.0%
Vacant Housing Units	5.6%	6.8%	7.0%
2010 Housing Units	2,509	7,570	9,676
Owner Occupied Housing Units	83.1%	83.8%	81.2%
Renter Occupied Housing Units	12.3%	10.7%	13.2%
Vacant Housing Units	4.6%	5.5%	5.6%
2020 Housing Units	3,057	10,247	12,842
Owner Occupied Housing Units	90.8%	91.8%	87.6%
Renter Occupied Housing Units	9.2%	8.1%	12.2%
Vacant Housing Units	0.1%	0.1%	0.3%
2025 Housing Units	3,427	11,706	14,629
Owner Occupied Housing Units	91.5%	92.4%	88.5%
Renter Occupied Housing Units	8.3%	7.3%	11.1%
Vacant Housing Units	0.2%	0.3%	0.4%

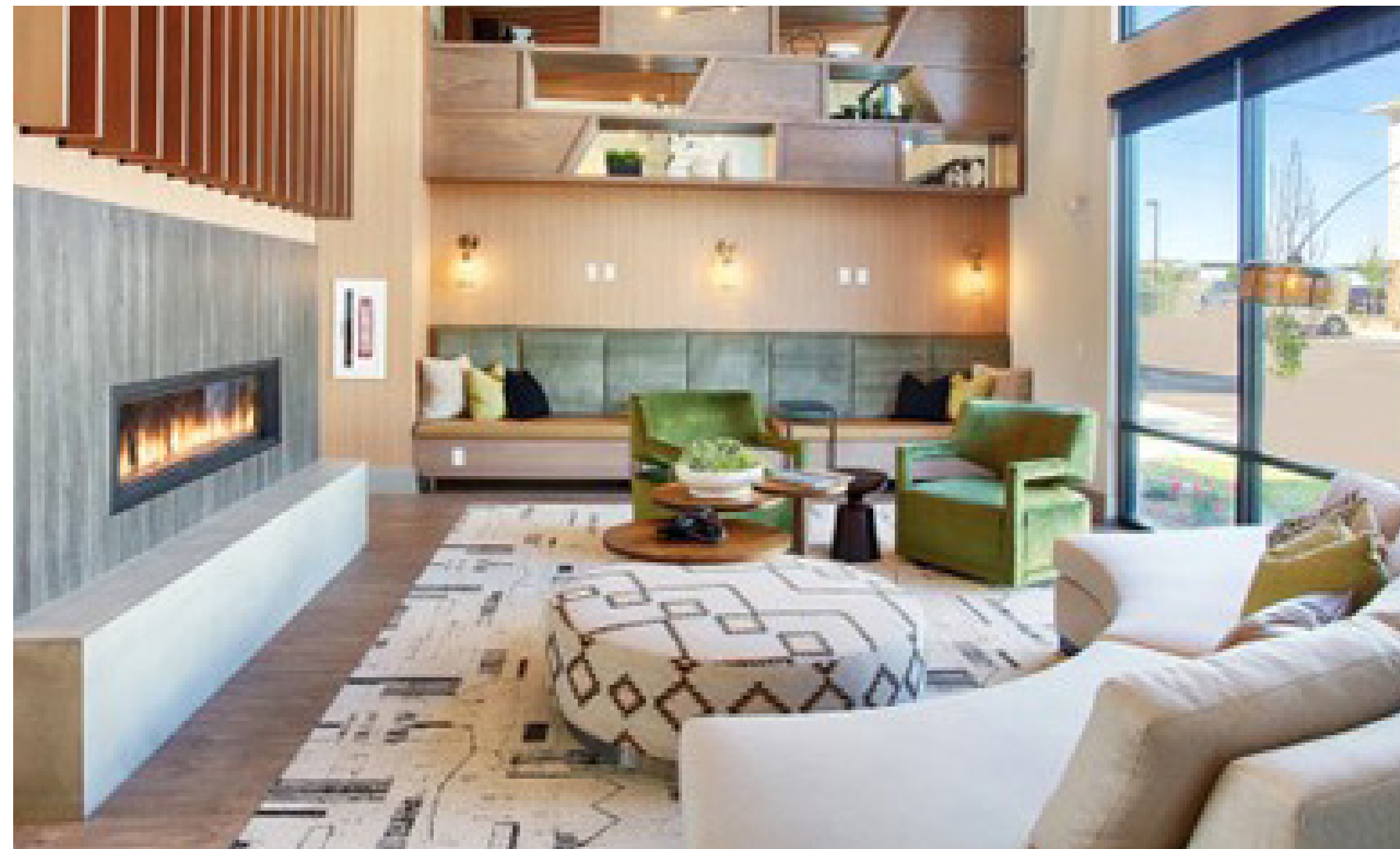
Commerce City Residential Units Permitted

	Single-Family Detached		Condominiums and Townhomes		Multi-Family			Total Units
	Units	Avg. Valuation Per Unit	Units	Avg. Valuation Per Unit	Permits	Units	Avg. Valuation Per Unit	
2Q 2022	207	\$383,260	55	\$296,420	0	0	\$0	262
2Q 2021	225	\$301,333	143	\$162,829	7	228	\$117,081	596
Yr/Yr % Change	-8.0%	27.2%	-62%	82.0%	-	-	-	-56.0%

Source: Commerce City Development Center, Building Permits and Fees.

THE RANGE AT REUNION

15068 E 103RD PLACE
COMMERCE CITY, CO 80022



City Council Meeting

COMMONS AT 104TH COMMERCE CITY, CO

COMPARABLE RESIDENT INCOME

Demographic Report “The Range at Reunion”

- Middle Income segment that can not afford to buy a new house.

Income	Count	Percentage
0-10k	28	9.49 %
11-20k	13	4.41 %
21-30k	20	6.78 %
31-40k	48	16.27 %
41-50k	38	12.88 %
51-60k	60	20.34 %
61-70k	36	12.20 %
71-80k	23	7.80 %
81-90k	9	3.05 %
91-100k	4	1.36 %
100+	16	5.42 %
	295	

- Young Population

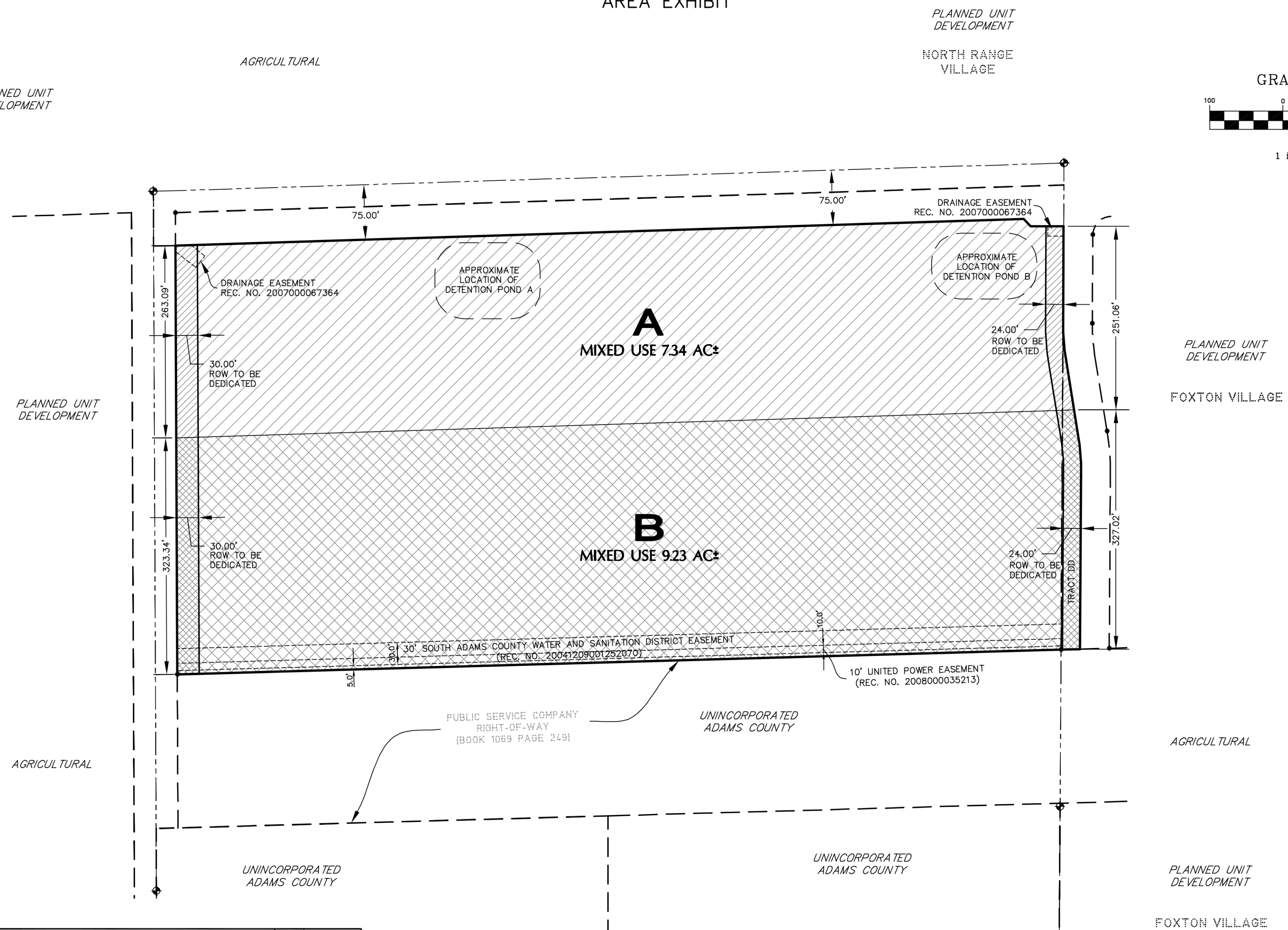
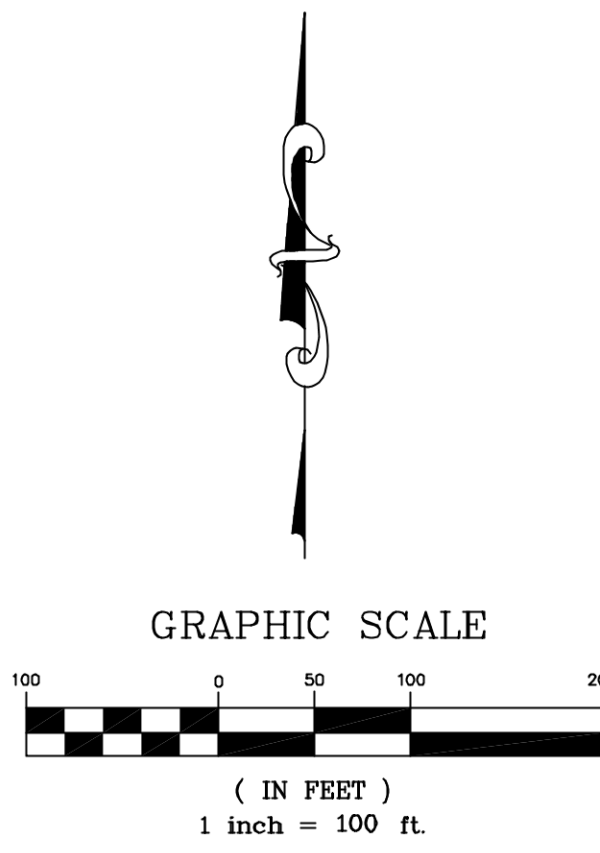
Age	Count	Percentage
0-5	1	0.34 %
6-10	0	0.00 %
11-15	0	0.00 %
16-18	1	0.34 %
19-30	149	50.51 %
31-40	70	23.73 %
41-50	31	10.51 %
51-60	21	7.12 %
60+	22	7.46 %
N/A	0	0.00 %
	295	

ORIGINAL PUD

COMMONS AT 104TH PUD ZONE DOCUMENT

TRACT DD, FOXTON VILLAGE AND A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 7
AREA EXHIBIT



DRAWN BY: J. NIELSEN/M. VOYLES	Flatrons, Inc. Surveying, Engineering & Geomatics	J.PB 09/24/08
DATE: 5/20/08	3825 IRIE AVE, STE 100 BOULDER, CO 80301 PH: (303) 443-7061 FAX: (303) 443-9830	J.PB 08/21/08
FSI JOB NO. 08-100.131	655 FOURTH AVENUE LONGMONT, CO 80501 PH: (303) 776-1733 FAX: (303) 776-4355	J.PB 07/21/08
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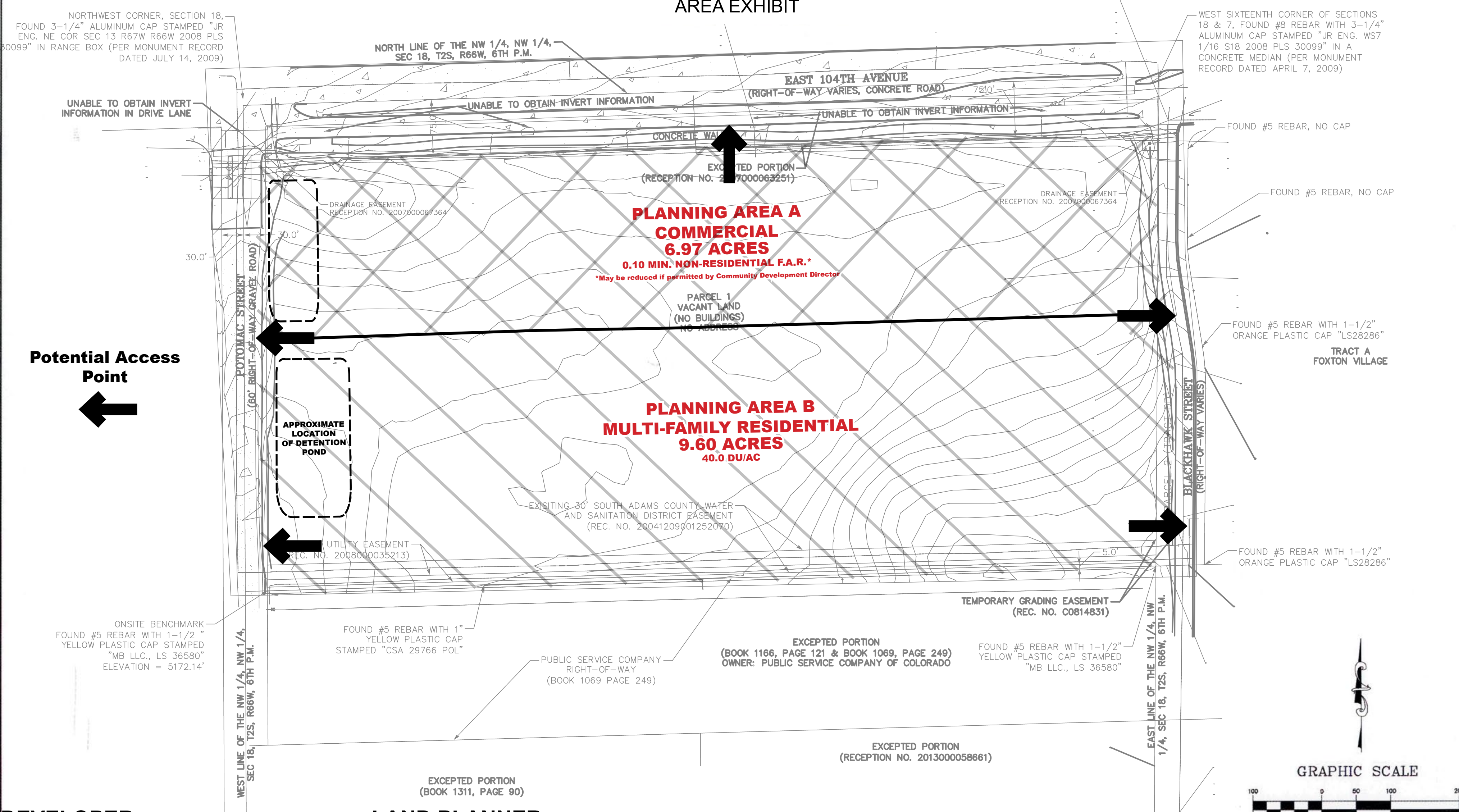
RECEPTION NO. _____

PUD AMENDMENT

COMMONS AT 104th 1st AMENDMENT PUD ZONE DOCUMENT

TRACT DD, FOXTON VILLAGE AND A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 7
AREA EXHIBIT



DEVELOPER:
SOUTHWESTERN
PROPERTY CORP.
Southwestern Property Corp.
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Denver, CO 80237
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LAND PLANNER:
KEPHART
community • planning • architecture
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adamK@kephart.com

LINE	LENGTH	BEARING
L1	13.81	S45°42'55"E (AM)
L2	44.84	S89°38'59"E (AM)
L3	132.10	S00°21'24"W (AM)
L4	105.47	S09°4'45"E (AM)
L5	241.72	S00°21'24"W (AM)
L6	26.02	S88°53'42"W (AM)

CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	50.28	300.00	9°36'08"	S04°26'41"E 50.22 (AM) S04°04'39"E 50.28 (R)
C2	50.28	300.00	9°36'08"	S04°26'40"E 50.22 (AM) S04°04'39"E 50.22 (R)

RECEPTION NO. _____

City Council Meeting - PUD Planning Areas

COMMONS AT 104TH

COMMERCE CITY, CO



PAGE 4 OF THE PUD AND PUD AMENDMENT

Project Intent & General Notes/Standards:

Signage:

Original PUD

PUD Amendment

Original PUD

PUD Amendment

PROJECT INTENT

COMPATIBILITY
104TH AVENUE IS A PRINCIPAL ARTERIAL SERVICING ALL OF COMMERCE CITY, CONNECTING TOWER ROAD TO I-25. THIS THOROUGHFARE IS THE MAJOR ARTERIAL CONNECTING COMMERCE CITY TO THE I-25 CORRIDOR AND DENVER INTERNATIONAL AIRPORT. THIS IS EVIDENT BY THE AMOUNT OF IMPROVEMENTS DEDICATED TO 104TH CURRENTLY UNDER PROGRESS. THE COMMONS AT 104TH WILL PROVIDE AREAS FOR RETAIL, SENIOR HOUSING, MEDICAL AND PROFESSIONAL OFFICE DEVELOPMENTS. RETAILERS WILL BENEFIT FROM THE HIGH VOLUME OF TRAFFIC ALONG 104TH AVENUE. WHILE THE OFFICE USERS WILL BENEFIT FROM THE PROJECTS LOCATION ALONG A PRINCIPAL ARTERIAL AS WELL AS THE PROJECTS PROXIMITY TO MAJOR HIGHWAYS AND DENVER INTERNATIONAL AIRPORT. RETAIL USERS TARGETED FOR THIS DEVELOPMENT WILL BE ANCIILLARY TO THE OFFICE USERS. SIT-DOWN RESTAURANTS, OFFICE SUPPLIERS, COFFEE SHOPS, AND SIMILAR RETAILERS WILL HELP ATTRACT AND SUPPORT THE OFFICE PARK. WHILE IN TURN THE OFFICE PARK WILL SUPPORT THE RETAILERS.

HARMONY
THE SURROUNDING NEIGHBORHOODS ARE TYPICAL NEIGHBORHOODS WITH GENEROUS SETBACKS FROM 104TH AVENUE. THE NEIGHBORHOODS SOUTH OF THE COMMONS ARE RURAL RESIDENTIAL WITH LARGE LOTS. THERE IS ALSO A 120' PUBLIC SERVICE EASEMENT THAT WILL SERVE AS AN ADEQUATE BUFFER TO THE SOUTH. THE OFFICE BUILDINGS THEMSELVES WILL HAVE SLOPED ROOFS WITH DORMERS AND BRICK FACADES. THIS ARCHITECTURE BLENDS NICELY WITH ALL EXISTING AND FUTURE NEIGHBORHOODS BASED ON COMMERCE CITY'S DESIGN STANDARDS. THE RETAIL PORTION OF THE PROJECT WILL FOLLOW SIMILAR DESIGN STANDARDS TO MATCH THAT OF THE OFFICE PROJECT. SLOPED ROOFS WHERE POSSIBLE AND MASONRY WILL BE THE PRIMARY BUILDING MATERIAL FOR RETAIL STRUCTURES. ONE ACCESS POINT TO THE SUBJECT PROPERTY WILL BE PROVIDED ALONG THE EAST PROPERTY LINE. IN ADDITION, A CENTRAL ACCESS ALONG THE NORTH PROPERTY LINE AND TWO ACCESS POINTS ALONG THE WEST PROPERTY LINE WILL BE PROVIDED. SAFE VEHICULAR AND PEDESTRIAN MOVEMENT THROUGHOUT THE PROJECT SHALL BE MAINTAINED USING SIDEWALKS CONNECTING THE STREETS TO THE BUILDING AREAS.

COMMUNITY NEED
THIS DEVELOPMENT WILL ADD OFFICE USE THAT IS A MISSING COMPONENT TO COMMERCE CITY'S ECONOMY. THE COMMONS WILL BE A PROFESSIONAL BUSINESS PARK WITH COMPLEMENTARY RETAIL USERS. ATTAINING AN UPSCALE PROFESSIONAL ATMOSPHERE IS THE OBJECTIVE OF THE DEVELOPER. CURRENTLY IN NORTHERN COMMERCE CITY THERE ARE NO TRULY PROFESSIONAL OFFICE PARKS. THE COMMONS WILL BE THE FIRST PROFESSIONAL ONLY OFFICE PARK IN COMMERCE CITY WITH A SEPARATE RETAIL PORTION. A PROJECT OF THIS TYPE WILL ELEVATE COMMERCE CITY'S STATUS AS A FULL SERVICE CITY PROVIDING ALL OPPORTUNITIES FOR ITS RESIDENTS TO BOTH WORK AND CONSUME GOODS AND SERVICES WITHIN THE CITY LIMITS.

III. GENERAL NOTES
A. THE DEVELOPMENT OF COMMERCIAL USES WITHIN AREA A AND B WILL ADHERE TO CITY APPROVED DESIGN STANDARDS AND GUIDELINES AS SET FORTH BY THE CITY OF COMMERCE CITY AT THE TIME OF PUD

SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF COMMERCE CITY.
B. COMMERCIAL, OFFICE, OR SENIOR HOUSING CAN OCCUPY THE SAME LOT, MIXED HORIZONTALLY OR VERTICALLY IN MIXED USE PLANNING AREAS.
C. DETENTION AREAS AND LOCATIONS ARE SUBJECT TO CHANGE. FINAL LOCATIONS TO BE REVIEWED AND APPROVED BY THE CITY AT THE PUD PERMIT STAGE.
D. SURFACE RUNOFF AND DRAINAGE SHALL BE ROUTED TO THE DETENTION AREAS VIA GRASS LINED SWALES AND CULVERTS TO INCREASE THE WATER QUALITY. NO CURB AND GUTTER IS PROPOSED SURROUNDING THE OFFICE USES ON THE PROPERTY.
E. PERMEABLE PAVERS OR EQUIVALENT MAY BE USED IN ORDER TO ALLOW RUNOFF TO INFILTRATE INTO THE SUBSOIL AND REDUCE THE AMOUNT OF RUNOFF LEAVING THE SUBJECT PROPERTY.
F. AT LEAST TWO OF THE FOUR STREET CORNERS ALONG 104TH AVENUE CREATED ON THE SITE MUST BE DEVELOPED AS "HARD CORNERS" WITH MAXIMUM BUILDING SETBACKS OF 25'. THESE HARD CORNERS WILL INCREASE PEDESTRIAN TRAFFIC AS WELL AS VISIBILITY FOR THE BUSINESSES.
G. PUBLIC UTILITIES ARE PERMITTED IN THE "A" USE AREA AND SHALL BE UNDERGROUND SUCH AS GAS, ELECTRIC, SEWER, AND WATER.

PROJECT INTENT

COMPATIBILITY
OUR VISION IS TO DEVELOP A COMMUNITY PROVIDING A VARIETY OF OFFICE, COMMERCIAL, RETAIL, AND RESIDENTIAL OPPORTUNITIES ALONG THE 104TH AVE CORRIDOR. THE DESIRED LAND-USES ARE DESIGNED TO WORK TOGETHER AS A LIVELY, PROSPEROUS, NEIGHBORHOOD THAT SERVES AS AN ATTRACTIVE PLACE TO LIVE, WORK, AND SHOP.

HARMONY
THE NEIGHBORHOODS TO THE NORTH AND SOUTHEAST ARE TYPICAL SINGLE-FAMILY DEVELOPMENTS WITH GENEROUS SETBACKS FROM 104TH AVENUE. SOUTH OF THE COMMONS ARE RURAL RESIDENTIAL PROPERTIES WITH LARGE LOTS. THE SITE IS SEPARATED FROM THESE LOTS VIA A 210' PUBLIC SERVICE EASEMENT THAT WILL SERVE AS A BUFFER TO THE RESIDENTIAL TO THE SOUTH. THE ARCHITECTURAL CHARACTER OF THE COMMONS AT 104TH PUD WILL BE CONSISTENT WITH COMMERCE CITY'S DESIGN STANDARDS. APPROPRIATE CIRCULATION TO AND FROM THE SITE IS PROVIDED BY A RIGHT-IN/RIGHT-OUT ACCESS POINT ALONG E. 104TH AVE, AND FULL MOVEMENT ACCESS POINTS ALONG BOTH POTOMAC STREET AND BLACKHAWK STREET. SAFE VEHICULAR AND PEDESTRIAN MOVEMENT THROUGHOUT THE PROJECT SHALL BE MAINTAINED USING SIDEWALKS CONNECTED TO THE STREETS TO THE BUILDING AREAS.

COMMUNITY NEED
THIS DEVELOPMENT PROVIDES NEEDED HIGH-DENSITY RESIDENTIAL HOUSING, WHILE STILL PROVIDING THE OPPORTUNITY FOR OFFICE AND COMMERCIAL USES THAT CAN CONTRIBUTE TO COMMERCE CITY'S ECONOMY. THIS DEVELOPMENT PROVIDES USERS A WALKABLE PLACE TO LIVE, WORK, AND SHOP, WHILE ELEVATING COMMERCE CITY'S STATUS AS A FULL SERVICE CITY PROVIDING A WIDE ARRAY OF SERVICES AND OPPORTUNITIES.

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D. PUBLIC UTILITIES ARE PERMITTED AND SHALL BE UNDERGROUND SUCH AS GAS, ELECTRIC, SEWER, AND WATER.

SIGNAGE:
PAD SITE SIGNANAGE-SINGLE TENANT
EACH PAD SITE WILL BE ALLOWED TWO (2) SIGNS TOTALING 200 SQ. FT. OF SIGNAGE. BUILDING FASCIA SIGNAGE SHALL NOT EXCEED 12'. PAD SITES SHALL BE ALLOWED ONE SEPARATE MONUMENT SIGNS. EACH SITE ALONG 104TH AVENUE SHALL BE ALLOWED A MONUMENT SIGN. SIGNAGE SHALL NOT EXCEED 75 SQ. FT. TOTAL HEIGHT SHALL NOT EXCEED 6'. LETTERS SHALL NOT EXCEED 12" IN HEIGHT.

PROJECT MONUMENTATION
SIGNAGE AND/OR ARCHITECTURAL FEATURES SHALL BE ALLOWED AT THE PROJECT ENTRANCES. SIGNS SHALL NOT EXCEED 8' IN MAXIMUM HEIGHT. INDIVIDUAL LETTERS SHALL NOT EXCEED 24" IN HEIGHT. EACH ENTRANCE WILL BE ALLOWED 100 SQ. FT. OF TOTAL SIGNAGE FOR PROJECT IDENTIFICATION. SIGN CRITERIA IS NOT APPLICABLE TO ARCHITECTURAL FEATURES. MONUMENT FOUNDATIONS SHALL NOT EXTEND INTO THE PUBLIC RIGHT-OF-WAY OR SIGHT TRIANGLES.

OFFICE TENANT SIGNAGE-MULTI TENANT OFFICE BUILDING
OFFICE USERS ARE ALLOWED A SINGLE WALL SIGN PER OFFICE SPACE/SUITE LEASED. OFFICE SIGNAGE IS INTENDED TO DIRECT TRAFFIC BOTH PEDESTRIAN AND VEHICULAR TO MAIN ENTRANCE OF THE OFFICE SPACE. EACH WALL SIGN IS NOT TO EXCEED 12 SQUARE FEET. SIGNS MUST BE UNIFORM IN SHAPE AND SIZE. OFFICE TENANT SIGNS MAY NOT PROTRUDE MORE THAN 8" FROM FRONT FACE OF BUILDING. DEVELOPERS MUST RECEIVE TEMPLATE SIGN APPROVAL DURING BUILDING PLAN APPROVAL. ALL SIGN DESIGN MUST FIT WITHIN THE APPROVED TEMPLATE.

TEMPORARY MARKETING SIGNS
A MAXIMUM NUMBER OF 2 TEMPORARY MARKETING SIGNS WILL BE ALLOWED ON THE STREET FRONTAGE. THESE SIGNS SHALL NOT EXCEED 40 SQ. FT. EACH, AND 8' MAXIMUM. TEMPORARY FREESTANDING MARKETING SIGNS ARE ALLOWED AND SHALL BE REMOVED WITH 30 DAYS OF THE SALE OF THE FINAL LOT. SETBACK FOR RIGHT-OF-WAY WILL BE A MINIMUM OF 10' FROM RIGHT-OF-WAY.

FREESTANDING SIGNS
NO FREESTANDING SIGNS WILL BE ALLOWED EXCEPT AS PROVIDED FOR ABOVE.

Architecture Standards - PUD Amendment Only

ARCHITECTURAL STANDARDS:
1. ARCHITECTURE WITHIN THE COMMONS AT 104TH PUD WILL EMPHASIZE THE HIGH PLAINS AESTHETIC. MIXED USE AND COMMERCIAL BUILDINGS WILL BE DEFINED BY STYLES THAT EXPRESS NATURE AND OPENNESS. RESIDENTIAL BUILDING FORMS UTILIZE CONTEMPORARY DESIGN ELEMENTS BUT GAIN DIVERSITY FROM URBAN AND AGRARIAN INFLUENCES.
2. HIGH PLAINS AESTHETIC IS DEFINED AS THE JUXTAPosition OF THE CLEAN LINES AS SEEN IN THE BUILT ENVIRONMENT AND THE NATURAL FORMS AS SEEN IN THE LANDSCAPES OF THE PLAINS.
3. ARCHITECTURAL DESIGN WILL EMPHASIZE MATERIALS THAT ARE COMPATIBLE WITH THE NATURAL ENVIRONMENT IN COLOR & TEXTURE.
4. CHANGES IN BUILDING PLANE OR ARTICULATION (RECESSES, PROJECTIONS) SPACED PROPORTIONATELY AROUND THE BUILDING EXTERIOR WALLS, WITH RECESSES AND PROJECTIONS.
5. ARCHITECTURE WITHIN THE COMMONS AT 104TH PUD WILL EMPHASIZE A CONSISTENT ARCHITECTURE THEME AND REQUIRE FOUR SIDED ARCHITECTURE.
6. ALL BUILDINGS SHALL BE DESIGNED AND MAINTAINED USING THE FOLLOWING BUILDING ELEMENTS BELOW:
A. CHANGES IN ROOF LINES, INCLUDING THE USE OF STEPPED CORNICE PARAPETS, A COMBINATION OF FLAT AND SLOPED ROOFS, OR PITCHED ROOFS WITH AT LEAST TWO (2) ROOF LINE ELEVATION CHANGES.
B. AT LEAST TWO (2) KINDS OF MATERIALS DISTINCTIVELY DIFFERENT IN TEXTURE OR MASONRY PATTERN, WITH EACH OF THE REQUIRED MATERIALS COVERING AT LEAST TWENTY-FIVE PERCENT (25%) OF THE EXTERIOR WALLS OF THE BUILDING.
C. A SINGLE MATERIAL AS LONG AS DESIGN TREATMENTS SUCH AS DIFFERENT ROOF LINES, NUMBER OF STORIES, WINDOW AND DOOR STYLE AND PLACEMENT, AND/OR GARAGE PLACEMENT ARE USED TO CREATE AN INTERESTING AND VARIED EXTERIOR.
D. BRICK, STONE, OR STUCCO SHALL COVER AT LEAST THIRTY PERCENT (30%) OF THE EXTERIOR WALLS OF THE BUILDING.
E. OVERHANGING EAVES EXTENDING AT LEAST EIGHTEEN (18) INCHES PAST THE SUPPORTING WALLS, OR WITH FLAT ROOFS, CORNICE PARAPETS OR CAPSTONE FINISH.
F. ORNAMENTAL LIGHTING FIXTURES (EXCLUDING NEON) USED FOR ALL EXTERIOR BUILDING LIGHTING.
7. RESIDENTIAL ARCHITECTURE SHALL BE DESIGNED AND MAINTAINED USING THE FOLLOWING BUILDING ELEMENTS BELOW:
A. BUILDINGS SHALL BE GENERALLY ADJACENT TO THE PRIMARY STREET WHERE GRADE ALLOWS.
B. DETACHED GARAGES ARE ENCOURAGED TO BE INTERNALIZED WITHIN THE SITE AND SCREENED FROM VIEW FROM THE PUBLIC STREETS.
C. ROOF FORMS SHALL RESPECT THE ADJACENT RESIDENTIAL AND COMMERCIAL CONTEXTUAL FORMS AND MATERIALS.
D. SUBSTANTIAL SOFFITS AND FASCIA ARE ENCOURAGED TO ADD ARCHITECTURAL CHARACTER WITH SHADOWS AND MASSING.
E. PORCHES & BALCONIES SHALL BE RECESSED INTO THE BUILDING FACADE, PROJECT FROM THE BUILDING FACADE OR INCORPORATE A COMBINATION OF BOTH AS APPLICABLE.
F. DISTINGUISH THE PRIMARY ENTRY FACADE ALONG THE PRIMARY STREET FRONTAGE FROM THE SECONDARY FACADES.

SIGNAGE:
ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF ARTICLE VIII OF THE COMMERCE CITY LAND DEVELOPMENT CODE.

G. ORIENT PRIMARY ENTRIES FRONTING RESIDENTIAL STREETS OR OPEN SPACE TO ENHANCE THE PEDESTRIAN EXPERIENCE AND A SENSE OF COMMUNITY WHERE GRADE ALLOWS.
H. COLORS SHALL BE INCORPORATED FROM THE EXISTING RESIDENTIAL AND COMMERCIAL CONTEXT AND SHALL BE COMPLEMENTARY AND VARIED.
I. USE VARIATION IN WINDOW SIZE TO REFLECT THE RESIDENTIAL USE BEHIND THE FACE.
J. ENHANCE WINDOW OPENINGS WITH TRIM, SHUTTERS, STONE LINTELS, SOLDIER COURSING, AND/OR OTHER SUCH DETAILING.
K. LARGER WINDOW UNITS SHALL BE CONSTRUCTED FROM MULTIPLE UNITS.
L. THE BUILDING ORIENTATION AND SITE PLACEMENT OF THE CLUBHOUSE FACILITIES SHALL BE LOCATED TO SERVE AS A FOCAL POINT AND AMENITY FOR THE NEIGHBORHOOD.
M. PROVIDE AREAS OF OPEN SPACE INTEGRATED INTO KEY AREAS OF THE OVERALL SITE PLAN PROVIDING A REFUGE FOR RESIDENTS.
8. NON-RESIDENTIAL ARCHITECTURE SHALL BE DESIGNED AND MAINTAINED USING THE FOLLOWING BUILDING ELEMENTS BELOW:
A. A BUILDING'S SPECIAL ARCHITECTURAL FEATURES AND TREATMENTS SHALL NOT BE RESTRICTED TO A SINGLE FAÇADE.
B. BUILDINGS SHALL FRONT ALONG 104TH AVE. AND PARKING SHOULD BE PROVIDED IN THE REAR AND SIDE.
C. DRIVE-THRUS ARE NOT ALLOWED BETWEEN BUILDINGS AND 104TH AVE.
D. PROVIDE DIVERSITY IN ARCHITECTURAL STYLES AND BUILDING CHARACTER BY PERMITTING ALL TYPES OF ROOF FORMS.
E. PROVIDE TWO STORY APPEARANCE OF ANY BUILDING OVER 18 FEET IN HEIGHT.
F. BUILDING DESIGNS MUST INCORPORATE A BASE, MIDDLE, AND TOP.
G. CREATE HORIZONTAL ALIGNMENT OF ARCHITECTURAL ELEMENTS SUCH AS WINDOWS, SILLS, CORNICES, BANDING, ETC.
H. TO PROMOTE A SENSE OF HUMAN SCALE, SPECIAL ACCENT MATERIALS AND DESIGN DETAILS SHALL BE INCORPORATED INTO ALL FIRST FLOOR FAÇADES AND PAVING AREAS ABUTTING PEDESTRIAN WALKWAYS.
I. COLORS SHALL BE INCORPORATED FROM THE EXISTING RESIDENTIAL AND COMMERCIAL CONTEXT AND SHALL BE COMPLEMENTARY AND VARIED.
J. AT LEAST 30% OF THE TOAL BUILDING FACADE SHALL BE SURFACED IN STUCCO, INTEGRALLY COLORED DECORATIVE CONCRETE/STONE, OR STANDARD BRICK MASONRY UNITS.
K. 360 DEGREE ARCHITECTURE IS REQUIRED ON ALL BUILDINGS FRONTING ALONG 104TH AVE.
L. USE VARIATION IN WINDOW SIZE TO REFLECT THE COMMERCIAL USE BEHIND THE FACE.
M. WINDOW SIZE AND SCALE MUST BE CONSISTENT WITH THE ADJACENT COMMERCIAL AND RESIDENTIAL LAND USES.

City Council Meeting - PUD Standards

COMMONS AT 104TH

COMMERCE CITY, CO

PAGE 5 OF THE PUD AND PUD AMENDMENT

Land Area Summary & Chart

Original PUD

LAND AREA SUMMARY

AREA	A	B	TOTAL
ACRES	7.34	9.23	16.57

LAND USE CHART

AREA	LAND USE	ACRES	% ACRES
A	MIXED USE	7.02	42.4
	RIGHT OF WAY	0.32	1.9
B	MIXED USE	8.83	53.3
	RIGHT OF WAY	0.40	2.4
TOTAL		16.57	100.0

PUD Amendment

LAND AREA SUMMARY

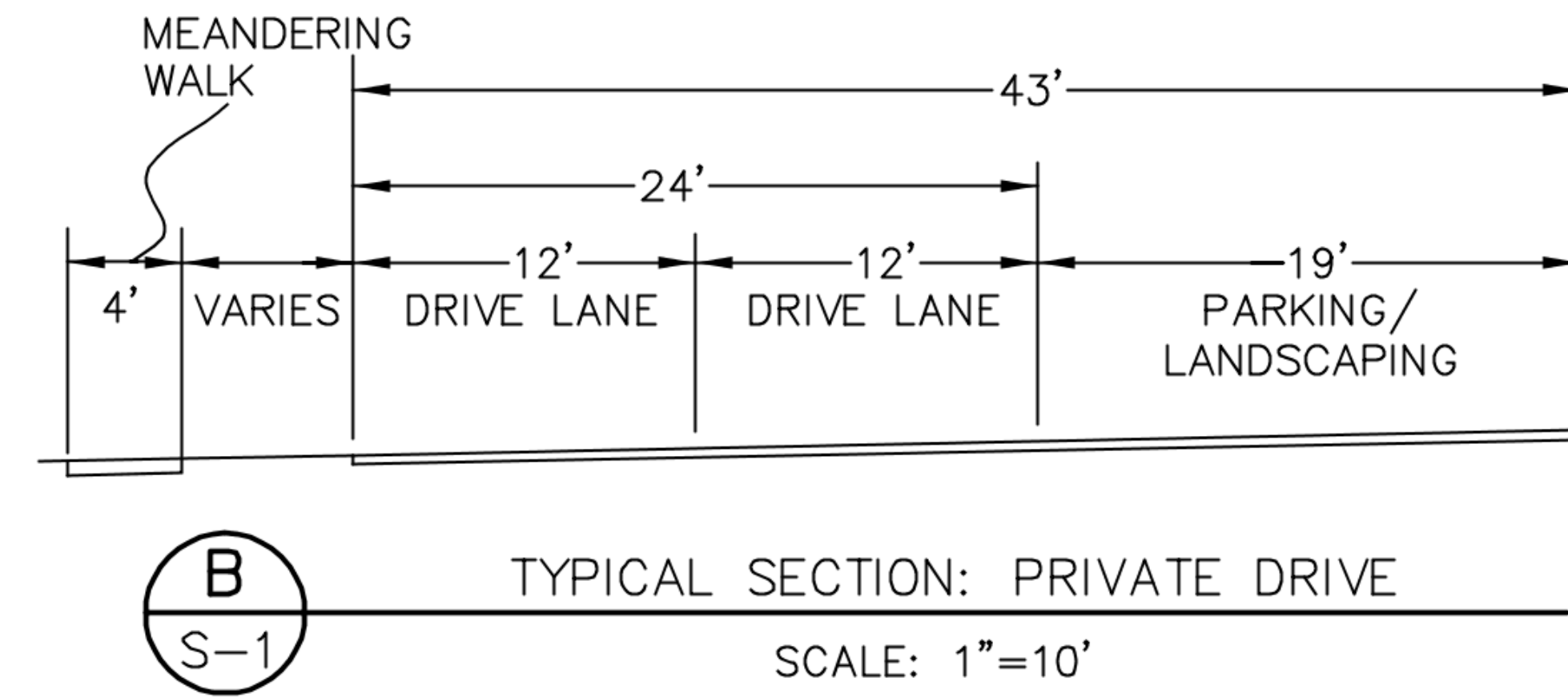
AREA	A	B
ACRES	6.97	9.60

LAND USE CHART

AREA	LAND USE	ACRES	% ACRES
A	COMMERCIAL	6.97	42.0
B	MULTI-FAMILY RESIDENTIAL	9.60	58.0
TOTAL		16.57	100

Private Drive Street Section

Original PUD



*NOTE: SECTION MAY BE CHANGED ADMINISTRATIVELY

Parking Standards

Original PUD

PARKING STANDARDS

BUILDING TYPE	SPACES PER SQ. FT.
OFFICE	1/250 SQ. FT.
HEALTH CARE	1/200 SQ. FT.
RETAIL	1/300 SQ. FT.
RESTAURANTS	1/200 SQ. FT.

PARKING STANDARD NOTES

1. THE PARKING RATIO MINIMUMS LISTED IN PARKING STANDARDS TABLE MAY BE REDUCED IF THE DEVELOPER CAN DEMONSTRATE THE ABILITY TO USE SHARED PARKING. THE DEVELOPER WILL NEED TO DEMONSTRATE THE SPECIFIC USE AND LOCATION ARE COMPATIBLE WITH THE PROPOSED SHARED PARKING. THESE LOWER PARKING RATIOS CAN BE ADMINISTRATIVELY APPROVED BY THE COMMUNITY PLANNING AND DEVELOPMENT DIRECTOR IN THE COVENANTS, CONTROLS, AND RESTRICTIONS BY UP TO 40%.

PUD Amendment

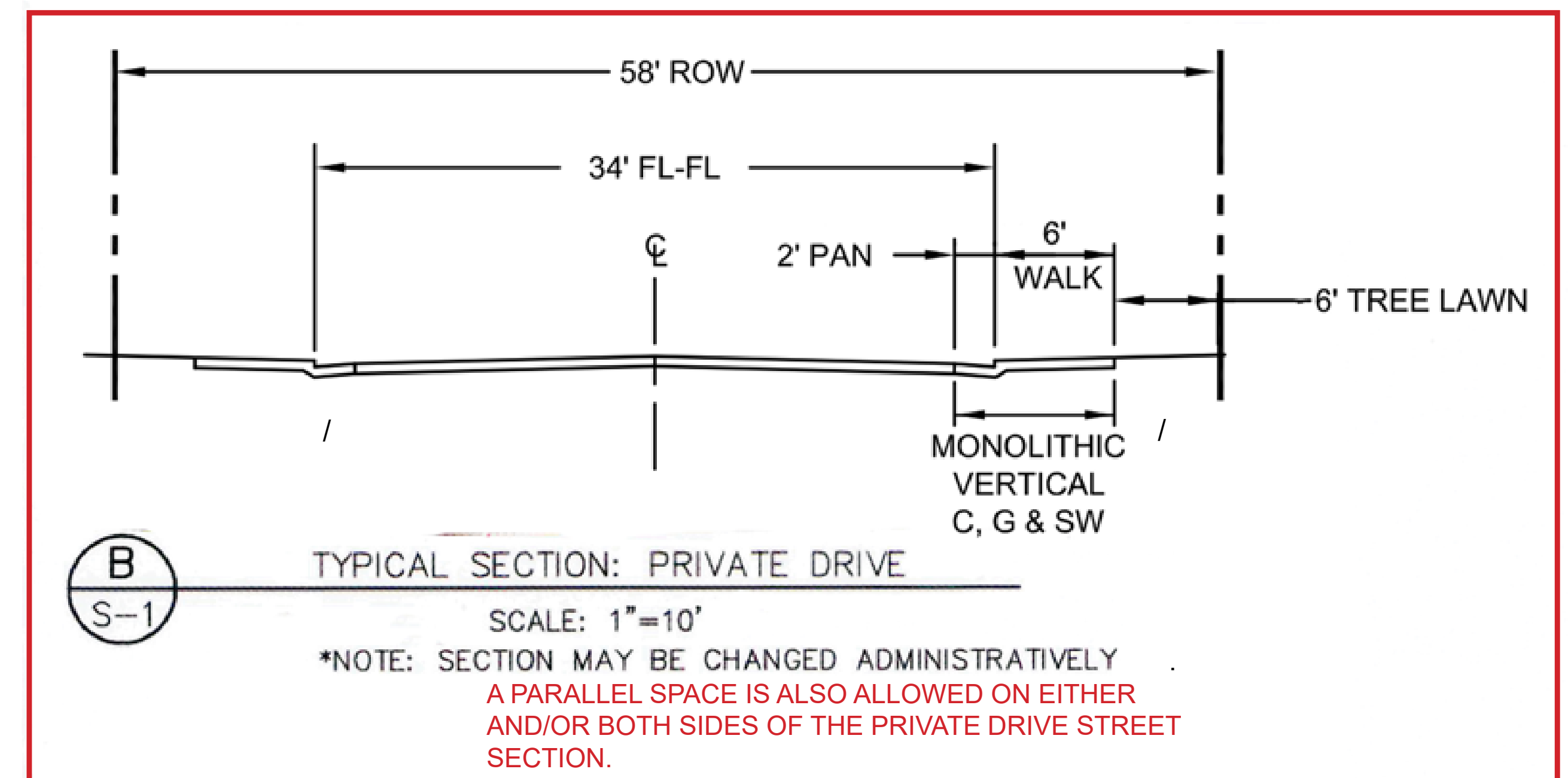
PARKING STANDARDS

BUILDING TYPE	REQUIRED SPACES
COMMERCIAL	SEE SECTION VII-15 OF THE COMMERCE CITY LAND USE CODE
RESIDENTIAL	1.5 SP - 1 BED
	1.75 SP - 2 BED
	2 SP - 3 BED
+15% OF TOTAL REQUIRED SPACES FOR VISITOR PARKING	

PARKING STANDARD NOTES

1. THE PARKING RATIO MINIMUMS LISTED IN PARKING STANDARDS TABLE MAY BE REDUCED IF THE DEVELOPER CAN DEMONSTRATE THE ABILITY TO USE SHARED PARKING. THE DEVELOPER WILL NEED TO DEMONSTRATE THE SPECIFIC USE AND LOCATION ARE COMPATIBLE WITH THE PROPOSED SHARED PARKING. THESE LOWER PARKING RATIOS CAN BE ADMINISTRATIVELY APPROVED BY THE COMMUNITY PLANNING AND DEVELOPMENT DIRECTOR IN THE COVENANTS, CONTROLS, AND RESTRICTIONS BY UP TO 40%.
2. ON-STREET PARKING WITHIN PRIVATE OR PUBLIC STREET ROW MAY COUNT TOWARDS CITY PARKING REQUIREMENTS.

PUD Amendment



PAGE 5 OF THE PUD AND PUD AMENDMENT

Land Area Summary & Chart

Original PUD

BULK STANDARDS	AREA	
	A	B
	LOT SIZE MINIMUM (SQ. FT.)	32,670
BUILDING SIZE MINIMUM (SQ. FT.)	1,800	1,800
BUILDING HEIGHT MAXIMUM (FT.)	70	45
BUILDING SEPARATION MINIMUM (FT.)	10	10
FRONT SETBACK MINIMUM (FT.)	10	N/A
FRONT SETBACK MAXIMUM (FT.)	25	N/A
FRONT ON PRIVATE STREET SETBACK MINIMUM (FT.)	10	10
FRONT ON PRIVATE STREET SETBACK MAXIMUM (FT.)	25	25
SIDE SETBACK MINIMUM (FT.)	10	10
SIDE SETBACK MAXIMUM (FT.)	N/A	N/A
REAR SETBACK MINIMUM (FT.)	5	30
SIDE ON STREET SETBACK MINIMUM (FT.)	10	10
ACCESSORY BUILDING HEIGHT MAXIMUM (FT.)	20	20
ACCESSORY FRONT SETBACK MINIMUM (FT.)	10	10
ACCESSORY FRONT SETBACK MAXIMUM (FT.)	25	25
ACCESSORY SIDE SETBACK MINIMUM (FT.)	10	10
ACCESSORY SIDE SETBACK MAXIMUM (FT.)	N/A	N/A
ACCESSORY REAR SETBACK MINIMUM (FT.)	5	30

BULK STANDARD NOTES

- AREA A SHALL HAVE A MAXIMUM OF FIVE (5) PAD SITES.
- LOT SIZE MINIMUMS IN COMMERCIAL AREAS MAY VARY A MAXIMUM OF 20% WITH TYPE OF LAND USE AND SITE CONSTRAINTS. THESE VARIANCES REQUIRE ADMINISTRATIVE APPROVAL FROM THE COMMUNITY PLANNING AND DEVELOPMENT SERVICES DIRECTOR AT THE PUD PERMIT STAGE.
- LIGHTING FIXTURE HEIGHTS ARE NOT INCLUDED IN THE CALCULATION FOR THE MAXIMUM BUILDING HEIGHT.

PUD Amendment

BULK STANDARDS

RESIDENTIAL BULK STANDARD	REQUIREMENT	COMMERCIAL BULK STANDARD	REQUIREMENT
MINIMUM GROSS FLOOR AREA	N/A	MINIMUM GROSS FLOOR AREA	N/A
MINIMUM DENSITY	12-DWELLING UNITS PER ACRE	MINIMUM DENSITY	N/A
MAXIMUM DENSITY	40-DWELLING UNITS PER ACRE	MAXIMUM DENSITY	N/A
MINIMUM FLOOR AREA RATIO	N/A	MINIMUM FLOOR AREA RATIO	0.10* for all of PA - A *MAY BE REDUCED IF PERMITTED BY COMMUNITY DEVELOPMENT DIRECTOR
MAXIMUM FLOOR AREA RATIO	N/A	MAXIMUM FLOOR AREA RATIO	N/A
MINIMUM LOT AREA	N/A	MINIMUM LOT AREA	5,000 SQ FT
MAXIMUM LOT AREA	N/A	MAXIMUM LOT AREA	N/A
MINIMUM LOT FRONTAGE	N/A	MINIMUM LOT FRONTAGE	N/A
MINIMUM FRONT YARD SETBACK	20 FT	MINIMUM FRONT YARD SETBACK	10 FT
MAXIMUM FRONT YARD SETBACK	N/A	MAXIMUM FRONT YARD SETBACK	N/A
MINIMUM SIDE YARD SETBACK (INTERIOR LOT)	10 FT	MINIMUM SIDE YARD SETBACK (INTERIOR LOT)	10 FT
MAXIMUM SIDE YARD SETBACK (INTERIOR LOT)	N/A	MAXIMUM SIDE YARD SETBACK (INTERIOR LOT)	N/A
MINIMUM SIDE YARD SETBACK (CORNER LOT)	10 FT	MINIMUM SIDE YARD SETBACK (CORNER LOT)	10 FT
MAXIMUM SIDE YARD SETBACK (CORNER LOT)	N/A	MAXIMUM SIDE YARD SETBACK (CORNER LOT)	N/A
MINIMUM SIDE YARD SETBACK (CORNER LOT) COLLECTOR OR ARTERIAL	10 FT	MINIMUM SIDE YARD SETBACK (CORNER LOT) COLLECTOR OR ARTERIAL	10 FT
MINIMUM REAR YARD SETBACK	10 FT	MINIMUM REAR YARD SETBACK	10 FT
MINIMUM BUILDING HEIGHT	N/A	MINIMUM BUILDING HEIGHT	N/A
MAXIMUM BUILDING HEIGHT	50 FT	MAXIMUM BUILDING HEIGHT	70 FT
MINIMUM OPEN SPACE	15 PERCENT OF GROSS LOT AREA	MINIMUM OPEN SPACE	N/A
BUILDING LOCATION	N/A	BUILDING LOCATION	N/A
MINIMUM BUILDING SEPARATION	15 FT	MINIMUM BUILDING SEPARATION	N/A
ACCESSORY BUILDING HEIGHT MAXIMUM	20 FT	ACCESSORY BUILDING HEIGHT MAXIMUM	20 FT
ACCESSORY FRONT SETBACK MINIMUM	10 FT	ACCESSORY FRONT SETBACK MINIMUM	10 FT
ACCESSORY FRONT SETBACK MAXIMUM	25 FT	ACCESSORY FRONT SETBACK MAXIMUM	25 FT
ACCESSORY SIDE SETBACK MINIMUM	10 FT	ACCESSORY SIDE SETBACK MINIMUM	10 FT
ACCESSORY REAR SETBACK MINIMUM	5 FT	ACCESSORY REAR SETBACK MINIMUM	5 FT

Private Drive Street Section

Original PUD

LAND USE SCHEDULE	AREA	
	A	B
	ADULT BUSINESSES	ADULT ENTERTAINMENT
ANIMAL SERVICES	ANIMAL BOARDING (KENNELS) AND TRAINING	X X
	DOG BOARDING FACILITY	X X
BUILDING, MATERIALS & SERVERS (RETAIL)	VETERINARY OFFICES OR CLINICS	R R
	ALL OTHER SIMILAR USES (PLUMBING, ELECTRICAL, LUMBER & BUILDING EQUIPMENT- WITHOUT OUTDOOR STORAGE)	C C
CLUBS AND LODGES	LANDSCAPE EQUIPMENT, HARDSCAPE MATERIALS (WITHOUT OUTDOOR STORAGE)	X X
	LANDSCAPE EQUIPMENT, HARDSCAPE MATERIALS (WITH OUTDOOR STORAGE)	X X
COMMUNITY SERVICES	PRIVATE LODGE OR CLUB	R R
DAY CARE CENTER, ADULT OR CHILD	EVENT CENTER < 15,000 SF	R R
	EVENT CENTER > 15,000 SF	C C
EATING AND DRINKING ESTABLISHMENTS	CHILD CARE CENTER	R R
	ADULT CARE CENTER	R R
FINANCIAL INSTITUTIONS	BAR, TAVERN, NIGHT CLUB - PRIMARY USE	C X
	CATERING SERVICES	R X
FOOD AND BEVERAGE SALES	RESTAURANT WITH DRIVE-THRU/UP	C C
	RESTAURANT WITHOUT DRIVE-THRU/UP	R R
FUNERAL AND INTERMENT SERVICES	BANK OR FINANCIAL INSTITUTION	R R
	CONVENIENCE STORE/GROCERY STORE (<5,000 SF)	R R
HOSPITALS	CONVENIENCE STORE/GROCERY STORE WITH FUEL SALES (2 PUMPS MAXIMUM)	C X
	GROCERY STORE (>5,000 SF)	C X
OFFICE	LIQUOR STORE WITHOUT DRIVE UP	C X
	LIQUOR STORE WITH DRIVE UP	C X
PERSONNEL SERVICES	ALL OTHER SIMILAR USES (E.G. DELICATESSEN, RETAIL, BAKERY, SPECIALTY FOOD MARKET, COFFEE SHOP)	R R
	CEMETERY/PET CEMETERY/MAUSOLEUM	X X
RECREATION OR AMUSEMENT FACILITIES, PRIVATE	CREMATORY OR MAUSOLEUM WHEN INCIDENTAL OR SUPPLEMENTAL TO PRIMARY CEMETERY USE	X X
	CREMATORY AS PRINCIPAL USE	X X
REPAIR SERVICES (NOT INCLUDING VEHICLES)	FUNERAL HOME	C C
	OUTPATIENT SURGICAL CENTERS	R R
RETAIL ESTABLISHMENTS	BUSINESS OR PROFESSIONAL (INCLUDING MEDICAL/DENTAL/CLINICS)	R R
	COURIER SERVICES	R R
SCHOOLS	MASSAGE THERAPY OFFICES/CLINICS	R R
	PRIVATE PARKING LOTS	X X
SENIOR HOUSING	INSTRUCTIONAL SERVICES	R R
	TEMPORARY AGENCY FACILITIES/OFFICES	R R
TELECOMMUNICATIONS FACILITIES AND ANTENNAS	DAY LABOR FACILITIES/OFFICES	C C
	ALL OTHER SIMILAR USES	R R
VEHICLE/EQUIPMENT SALES AND SERVICE	LIBRARY	R R
	PUBLIC ADMINISTRATIVE OFFICES OR SERVICE BUILDING	R R
VISITOR ACCOMMODATIONS	POLICE OR FIRE STATION	R R
	BINGO ESTABLISHMENTS/SOCIAL GAMING OUTLETS/ PERFORMANCE CENTERS	C C
LEGEND	BOWLING, BILLIARDS, MOVIE THEATERS & SIMILAR USES	R R
	DRIVE-IN THEATER	X X
	HEALTH CLUB	R R
	OUTDOOR RECREATION	P P
	RACE TRACK (ANIMAL OR VEHICLE)	X X
	CHURCH OR RELIGIOUS INSTITUTION	R R
	FURNITURE OR MAJOR HOUSEHOLD APPLIANCE REPAIR	P P
	ALL OTHER SIMILAR USES	X X
	CONSIGNMENT STORE	P P
	FLEA MARKETS, INDOOR/OUTDOOR	X X
	MACHINERY SALES, EXCLUDING TRUCK TRAILERS, HEAVY EQUIPMENT, AND FARM EQUIPMENT	X X
	PAWN SHOP	X X
	RETAIL BUSINESS STORE < 25,000 SQUARE FEET	R X
	RETAIL BUSINESS STORE > 25,000 SQUARE FEET	C X
	TATTOO PARLOR	C C
	THRIFT STORE	C C
	MULTI-TENANT RETAIL	X X
	ELEMENTARY AND SECONDARY EDUCATION SCHOOLS	P P
	PRIVATE BUSINESS, TRADE, AND VOCATION SCHOOLS	P P
	POST SECONDARY COLLEGES AND UNIVERSITIES	C C
	SCHOOLS OF SPECIAL INSTRUCTION	P P
	ASSISTED LIVING FACILITY	R R
	NURSING HOMES	P P
	ANTENNAS FOR COMMERCIAL/INDUSTRIAL USES ACCESSORY TO PRINCIPAL USE	X X
	ANTENNA AND SUPPORT STRUCTURE FOR AMATEUR RADIO COMMUNICATIONS	X X
	RADIO OR TELEVISION BROADCASTING FACILITIES/OFFICES	C C
	TELECOMMUNICATIONS FACILITY (FREE-STANDING)	X X
	AUTOMOBILE RENTALS	C C
	AUTOMOBILE WASHING FACILITY - ACCESSORY BUILDING ONLY	P P
	AUTOMOBILE WASHING FACILITY - PRIMARY BUILDING	X X
	LIMITED EQUIPMENT RENTAL (U-HAUL TYPE BUSINESS)	X X
	MOTOR HOME DEALER/SALES	X X
	MOTOR VEHICLE DEALER/SALES, NEW AND USED AUTOMOBILES < 3 ACRES	X X
	MOTOR VEHICLE DEALER/SALES, NEW AND USED AUTOMOBILES > 3 ACRES	X X
	MOTOR VEHICLE DEALER/SALES, NEW AND USED RV'S, TRAILERS, AND CAMPERS	X X
	SERVICE STATIONS-AUTOMOBILES (MINOR REPAIR INCLUDED)	X X
	VEHICLE STORAGE (OPERABLE VEHICLES)	X X
	VEHICLE STORAGE (NONOPERABLE VEHICLES)	X X
	VEHICLE TOWING SERVICES	X X
	BED AND BREAKFAST ESTABLISHMENTS	X X
	HOTEL OR MOTEL	X X
	OVERNIGHT CAMPGROUND	X X

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		PA A	PA B
ANIMAL SERVICES	DOGGIE DAY CARE CENTERS	C	X
	DOG BOARDING FACILITY	C	X
	VETERINARY OFFICES OR CLINICS	R	X
BUILDING, MATERIALS & SERVERS (RETAIL)	ALL OTHER SIMILAR USES (PLUMBING, ELECTRICAL, LUMBER & BUILDING EQUIPMENT - WITHOUT OUTDOOR STORAGE)	C	X
	LANDSCAPE EQUIPMENT, HARDSCAPE MATERIALS (WITHOUT OUTDOOR STORAGE)	R	X
CLUBS AND LODGES	PRIVATE LODGE OR CLUB	R	X
COMMUNITY SERVICES	EVENT CENTER	R	X
DAY CARE CENTER, ADULT OR CHILD	CHILD CARE CENTER	R	X
	ADULT CARE CENTER	R	X
EATING AND DRINKING ESTABLISHMENTS	CATERING SERVICES	R	X
	RESTAURANT WITH DRIVE-THRU/UP	R	X
FINANCIAL INSTITUTIONS	RESTAURANT WITHOUT DRIVE-THRU/UP	R	X
	BANK OR FINANCIAL INSTITUTION	R	X
FOOD AND BEVERAGE SALES	CONVENIENCE STORE/ GROCERY STORE (<5,000 SF)	R	X
	CONVENIENCE STORE/ GROCERY STORE WITH FUEL SALES (5 PUMPS MAXIMUM)	R	X
	GROCERY STORE (>5,000 SF)	R	X
	LIQUOR STORE WITHOUT DRIVE UP	R	X
	LIQUOR STORE WITH DRIVE UP	R	X
FUNERAL AND INTERMENT SERVICES	ALL OTHER SIMILAR USES (E.G. DELICATESSEN, RETAIL, BAKERY, SPECIALTY FOOD MARKET, COFFEE SHOP)	R	X
	FUNERAL HOME	C	X
HOSPITALS	OUTPATIENT SURGICAL CENTERS / URGENT CARE FACILITY	R	X
OFFICE	BUSINESS OR PROFESSIONAL (INCLUDING MEDICAL/DENTAL/CLINICS)	R	X
	COURIER SERVICES	R	X
PERSONNEL SERVICES	MASSAGE THERAPY OFFICES/CLINICS	R	X
	INSTRUCTIONAL SERVICES	R	X
PUBLIC LANDS, PARKS AND BUILDINGS	TEMPORARY AGENCY FACILITIES/OFFICES	R	X
	BARBERSHOPS, NAIL SALONS, ETC.	R	X
	TATTOO PARLOR	R	X
RECREATION OR AMUSEMENT FACILITIES, PRIVATE	ALL OTHER SIMILAR USES	R	X
	LIBRARY	R	X
REPAIR SERVICES (NOT INCLUDING VEHICLES)	PUBLIC ADMINISTRATION OFFICES OR SERVICE BUILDING	R	X
	POLICE OR FIRE STATION	R	X
RETAIL ESTABLISHMENT	BOWLING, BILLIARDS, MOVIE THEATERS & SIMILAR USES	R	X
	HEALTH CLUB	R	X
SCHOOLS	CHURCH OR RELIGIOUS INSTITUTION	R	X
	FURNITURE OR MAJOR HOUSEHOLD APPLIANCE REPAIR (Outdoor Storage Prohibited)	C	X
TELECOMMUNICATIONS	ALL OTHER SIMILAR USES	R	X
	CLOTHING STORE	R	X
VEHICLE/EQUIPMENT SALES AND SERVICE	ELEMENTARY AND SECONDARY EDUCATION SCHOOLS	R	X
	PRIVATE BUSINESS, TRADE, AND VOCATION SCHOOLS	R	X
HOSPITALITY	POST SECONDARY COLLEGES AND UNIVERSITIES	R	X
	SCHOOLS OF SPECIAL INSTRUCTION	R	X
RESIDENTIAL	RADIO OR TELEVISION BROADCASTING FACILITIES/OFFICES	C	X
	TELECOMMUNICATIONS FACILITY (FREE-STANDING)	C	X
LEGEND	AUTOMOBILE RENTALS	C	X
	AUTOMOBILE WASHING FACILITY	R	X
	SERVICE STATIONS - AUTOMOBILES (MINOR REPAIR INCLUDED)	R	X
	HOTEL OR MOTEL	R	X
	MULTI-FAMILY APARTMENTS/CONDOS	X	R
	AGE-RESTRICTED MULTI-FAMILY APARTMENTS / CONDOS	X	R
	ASSISTED LIVING FACILITY / MEMORY CARE	X	R
	NURSING HOMES / SKILLED NURSING	X	R
	TOWNHOMES/ROWHOMES	X	R
	RESIDENTIAL CLUBHOUSE	X	R



PUD Amendment
COMMONS AT 104TH

Commerce City, Colorado

Land Planner:
KEPHART: Community Planning & Architecture
Jeff Neulieb

Applicant:
Southwestern Property Corp.
Mark Campbell & Jackson Givens