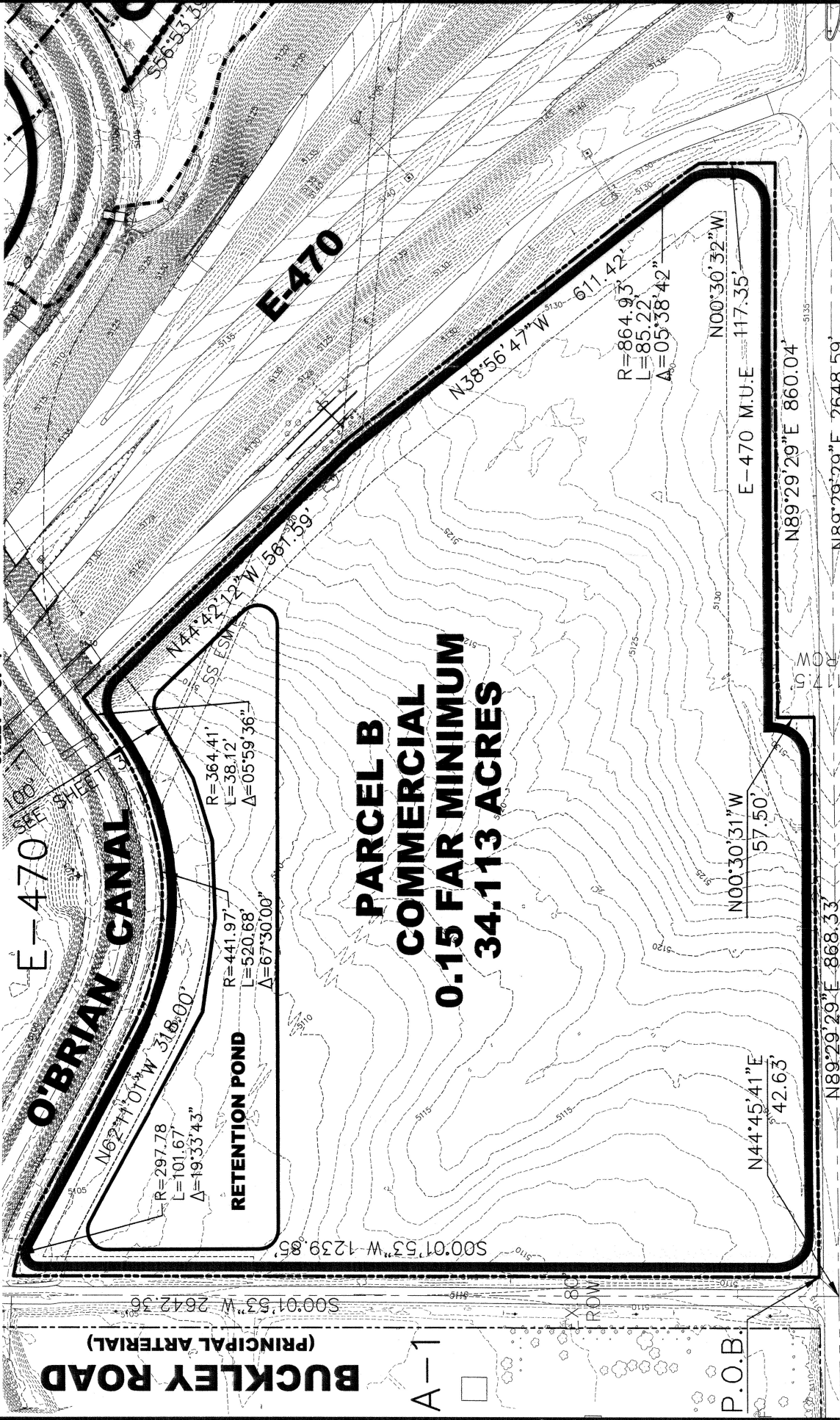


CUTLER PROPERTY - COMMERCIAL PUD ZONE DOCUMENT

A PART OF THE SE 1/4 OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 66 WEST
6th PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 4



20050108000M/394

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A PART OF THE SE 1/4 OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 66 WEST 6th PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 4

DEVELOPMENT STANDARDS

PARCEL	B *
LAND USE	** COMMERCIAL
LAND USE PARCEL AREA	34.113 AC
ALLOWABLE USES **/***	COMMERCIAL PRIVATE OPEN SPACE CHURCH SCHOOL
MIN. LOT SIZE	20,000 S.F.
DENSITY	.15 F.A.R. MIN.
MAX. HEIGHT	50'
FRONT SETBACK (1) (2) (3) MAX.	15'
REAR SETBACK (3)	20'
SIDE SETBACK (3)	20'
BLDG. SEPARATION	10'
SIDE SETBACK ON STREET (1) (2) MAX.	15'
OFF STREET PARKING	
RESTAURANT	1 / 250 S.F.
RETAIL	1 / 300 S.F.
OFFICE	1 / 300 S.F.
HOTEL	1 / PER ROOM

NOTE: SHARED PARKING CAN BE USED FOR UP TO 25% OF TOTAL PARKING FOR USES IN QUESTION.

- (1) 20' IF NO ONSTREET PARKING
- (2) APPLIES TO AT LEAST ONE BUILDING IN A MULTIPLE BUILDING DEVELOPMENT.
- (3) A 100-FOOT SETBACK BUFFER MEASURED FROM THE TOP OF DITCH BANK TO THE SETBACK BETWEEN RETENTION ROAD CAN BE MAINTAINED WITH A MINIMUM OF 20-FOOT AREA RETAINED FOR TRAIL ACCESS.

* PARCEL DESIGNATION FROM CONCEPT PUD.

** COMMERCIAL USES SHALL INCLUDE:
GENERAL OFFICES; SHOPS-(BARBER, BEAUTY, FLORIST, CAMERA, BAKERY, TAILOR, FURRIER, HOBBY, GIFT, MILLINERY); STORES-(CLOTHING, HARDWARE, APPLIANCE, SHOE, SPORTING GOODS, TOY, LIQUOR); PHARMACIES; MEDICAL AND DENTAL OFFICES; RESTAURANTS; BARS AND NIGHT CLUBS; DEPARTMENT STORES INCLUDING THE SALE OF ALCOHOLIC BEVERAGES; THEATERS, NOT INCLUDING DRIVE-IN; CINEMAS; HOTELS AND MOTELS; WHOLESALING ESTABLISHMENTS INCLUDING "BIG BOX" IN EXCESS OF 35,000 SQ. FT. GROCERY STORES; GASOLINE SERVICE STATION, WITH CAR WASH BUT EXCLUDING AUTO BODY REPAIR.
NO SEXUALLY ORIENTED BUSINESSES WILL BE ALLOWED

*** RETENTION AND DRAINAGE MAY OCCUR WITHIN ANY OPEN SPACE AREAS SO LONG AS THE MINIMUM OPEN SPACE REQUIREMENT IS MET OUTSIDE THE DEFINED BOUNDARIES OF THE RETENTION AREAS TO BE APPROVED BY COMMUNITY PLANNING AND DEVELOPMENT SERVICE.

GENERAL NOTES:

1. PHASING WILL OCCUR IN A LOGICAL AND COST EFFECTIVE MANNER BASED ON INFRASTRUCTURE EXTENSION AND MARKET CONDITIONS. THE PROJECT IS EXPECTED TO BE BUILT IN PHASES, AS CONDITIONS DICTATE.
2. CONSTRUCTION WITHIN THIS DEVELOPMENT WILL CONFORM TO THE COMMERCE CITY DESIGN STANDARDS, LATEST EDITION AS CURRENTLY ADOPTED OR AMENDED.
3. PUBLIC UTILITIES ARE PERMITTED IN ALL ZONE DISTRICTS, AND SHALL BE UNDERGROUND.

DESIGN STANDARDS

1. PARCEL ACREAGES SHAPES, AND LOCATION ARE PRELIMINARY AND SUBJECT TO CHANGE WITH DETAILED PLANNING; PARCEL ACREAGES MAY CHANGE UP TO 15 PERCENT (15%) WITHOUT A MAJOR AMENDMENT TO THIS PUD ZONE DOCUMENT.
2. ALL RIGHT-OF-WAY DIMENSIONS ARE SUBJECT TO FINAL ON-SITE AND OFF-SITE TRAFFIC ANALYSES DURING THE PUD PERMIT AND SHALL BE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS. ALL ROADWAY DESIGN WILL MEET CITY OF COMMERCE CITY ROADWAY STANDARDS.

3. THE DRAINAGE INFRASTRUCTURE INCLUDING RETENTION AND DRAINAGE ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE WITHIN THE DRAINAGE STUDY FOR THIS SITE. FINAL DRAINAGE STUDIES COMPLETED AT THE TIME OF PLATTING WILL BE USED TO MAKE THE FINAL DETERMINATION ON DRAINAGE NEEDS. IF IT IS DETERMINED THAT THE ENTIRE AREA OF DRAINAGE IDENTIFIED IN THIS PUD ZONE DOCUMENT IS NOT REQUIRED, THE ADDITIONAL ACREAGE WILL REVERT TO THE ADJACENT PROPOSED USES AND PARCEL YIELDS AND LAND USE ACREAGES MAY ADJUST ACCORDINGLY BASED UPON MAXIMUM ALLOWABLE DENSITY IDENTIFIED WITHIN THIS PUD ZONE DOCUMENT.

4. ALL DEVELOPMENT TO OCCUR WITHIN THE PROPERTY SHALL MEET OR EXCEED THE CITY ZONING ORDINANCES FOR THE CITY ZONING ORDINANCES. DEVELOPMENT TO OCCUR WITHIN THE PROPERTY SHALL BE SUBJECT TO CITY OF COMMERCE CITY APPROVAL PROCESS UNDER THE CITY'S ZONING ORDINANCES AND THE STANDARDS OUTLINED IN THIS PUD ZONE DOCUMENT FOR ANY INSTANCES WHERE THE STANDARDS STATED IN THIS PUD ZONE DOCUMENT DIFFER FROM THOSE IN THE CITY OF COMMERCE CITY CODES AND ORDINANCES. THIS PUD ZONE DOCUMENT SHALL GOVERN, INCLUDING LAND USE.

5. AN OVERALL THEME SHALL BE INTEGRATED INTO THE COMMERCIAL DEVELOPMENT AT THE PUD PERMIT STAGE. DESIGN THEME SHALL INCORPORATE ARCHITECTURAL ELEMENTS INTO EACH BUILDING ELEVATION, LANDSCAPE AND SIGNAGE.

6. LANDSCAPING SHALL MEET ALL REQUIREMENTS CONTAINED IN THE COMMERCE CITY ZONING ORDINANCES PERTAINING TO LANDSCAPING AND THE APPROVED PLANT LIST AND LANDSCAPING SPECIFICATIONS DOCUMENT AT THE PUD PERMIT STAGE.

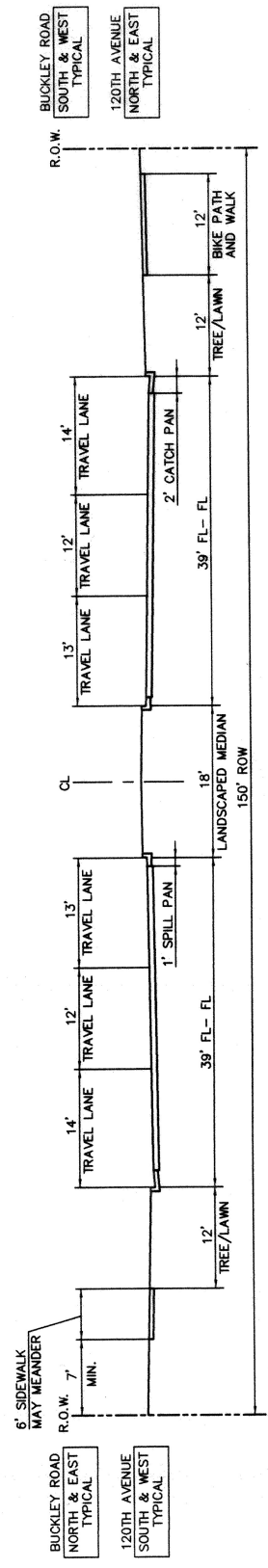
ROADWAY

1. 120TH AVENUE AND BUCKLEY ROAD CROSS SECTIONS SHALL BE PER COMMERCE CITY STANDARDS, SEE SHEET 4.
2. THE EXACT LOCATIONS OF ACCESS INTO THE PUD WILL BE APPROVED BY THE CITY ENGINEER AT THE TIME OF PLATTING PER THE CITY'S ACCESS SPACING REQUIREMENTS AS SUPPORTED BY A TRAFFIC STUDY.
3. A 12' REGIONAL TRAIL SHALL BE LOCATED ON THE NORTH SIDE OF 120TH AVENUE AND THE WEST SIDE OF BUCKLEY ROAD. TRAIL LOCATION SHALL BE AS SHOWN ON THE CITY'S STANDARD ROADWAY SECTIONS, SEE SHEET 4.

SIGNAGE:

SIGNAGE WILL BE REGULATED DURING PUD PERMIT WHICH SHALL BE INCORPORATED INTO OVERALL DESIGN THEME OF THE DEVELOPMENT. APPROVAL IS REQUIRED BY CPDS STAFF OF SIGNAGE PRIOR TO BUILDING PERMIT APPROVAL.

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SHEET 4 OF 4



BUCKLEY ROAD/120TH AVENUE
PRINCIPAL ARTERIAL
 SCALE: 1"=10'

- NOTES:**
1. TURN AND DECEL/ACCEL LANES SHALL BE 12' WIDE, INCLUDING GUTTER PANS.
 2. EASEMENTS MAY BE DEDICATED AS RIGHT-OF-WAY IF SETBACKS ARE NOT AN ISSUE.
 3. SIDEWALKS MAY MEANDER.
 4. DUAL LEFT TURNS SHALL BE PROVIDED WHERE TRAFFIC VOLUMES DICTATE.
 5. SEE PRINCIPAL AND REGIONAL ARTERIAL INTERSECTION DETAILS FOR TURN LANE AND ROW CONFIGURATIONS (CITY STANDARDS).