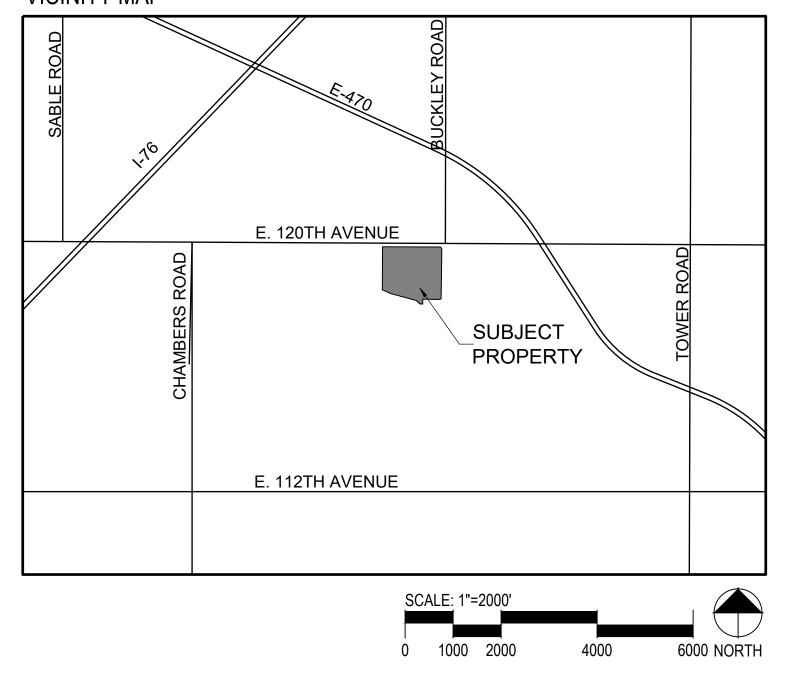
THE VILLAGES AT BUFFALO RUN EAST, PUD ZONE DOCUMENT

A PORTION OF THE WEST HALF AND NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, SATE OF COLORADO SHEET 1 OF 5

VICINITY MAP



SHEET INDEX:

- VICINITY MAP, APPROVAL CERTIFICATES
- PLAN AREA AND NOTES
- TECHNICAL DATA AND DEVELOPMENT STANDARDS
- 4. LAND USE MATRIX
- LAND USE MATRIX

THE VILLAGES AT BUFFALO RUN-EAST:

OWNER:

120TH AND BUCKLEY ASSOCIATES, LTD 905 W. 124TH AVENUE, SUITE 210 WESTMINSTER, CO 80234 P: 303.292.1871

LAND PLANNER:

PCS GROUP, INC. 1001 16TH STREE, 3B-180 **DENVER, CO 80265** P: 303.531.4905 WWW.PCSGROUPCO.COM

CIVIL ENGINEER:

PARAGON ENGINEERING CONSULTANTS, INC. 7852 SOUTH ELATI STREET, SUITE 106 LITTLETON, CO 80120 P: 303.825.7475 WWW.PARAGONENG.COM

OWNER'S CERTIFICATE:

, 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 HERON.
(OWNER NAME PRINTED)
ACKNOWLEDGMENT:
STATE OF COLORADO)
STATE OF COLORADO) COUNTY OF ADAMS)
CITY OF COMMERCE CITY)
THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE N
THIS DAY OF
, <u>,</u>
NOTARY PUBLIC
MY COMMISSION EXPIRES
INISTRUMENT #
INSTRUMENT #
ADDDOVAL CEDTICICATE:
APPROVAL CERTIFICATE:
APPROVED BY THE CITY OF COMMERCE CITY PLANNING COMMISSION
THISDAY OF
CHAIRPERSON
APPROVED BY THE CITY OF COMMERCE CITY CITY COUNCIL
THISDAY OF
ATTEST:

CLERK AND RECORDER'S CERTIFICATE:

THIS PUD ZONE DOCUMENT WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT O'CLOCK M., THIS DAY OF

PARAGON ENGINEERING CONSULTANTS, INC. 7852 S. ELATI STREET, SUITE 106 PHONE: (303)794-8604

COUNTY CLERK AND RECORDER

CITY CLERK

MAYOR



pcs group inc. www.pcsgroupco.com #3, B-180 Independence plaza 1007 16th street . denver co 80265 † 303.531.4905 . f 303.531.4908

REVISIONS: 19 JANUARY 2016

REVISIONS: 9 DECEMBER 2015 REVISIONS: 8 OCTOBER 2015

REVISIONS: 29 JULY 2015

PUD NO. DATE: 13 MAY 2015 RECEPTION NO.

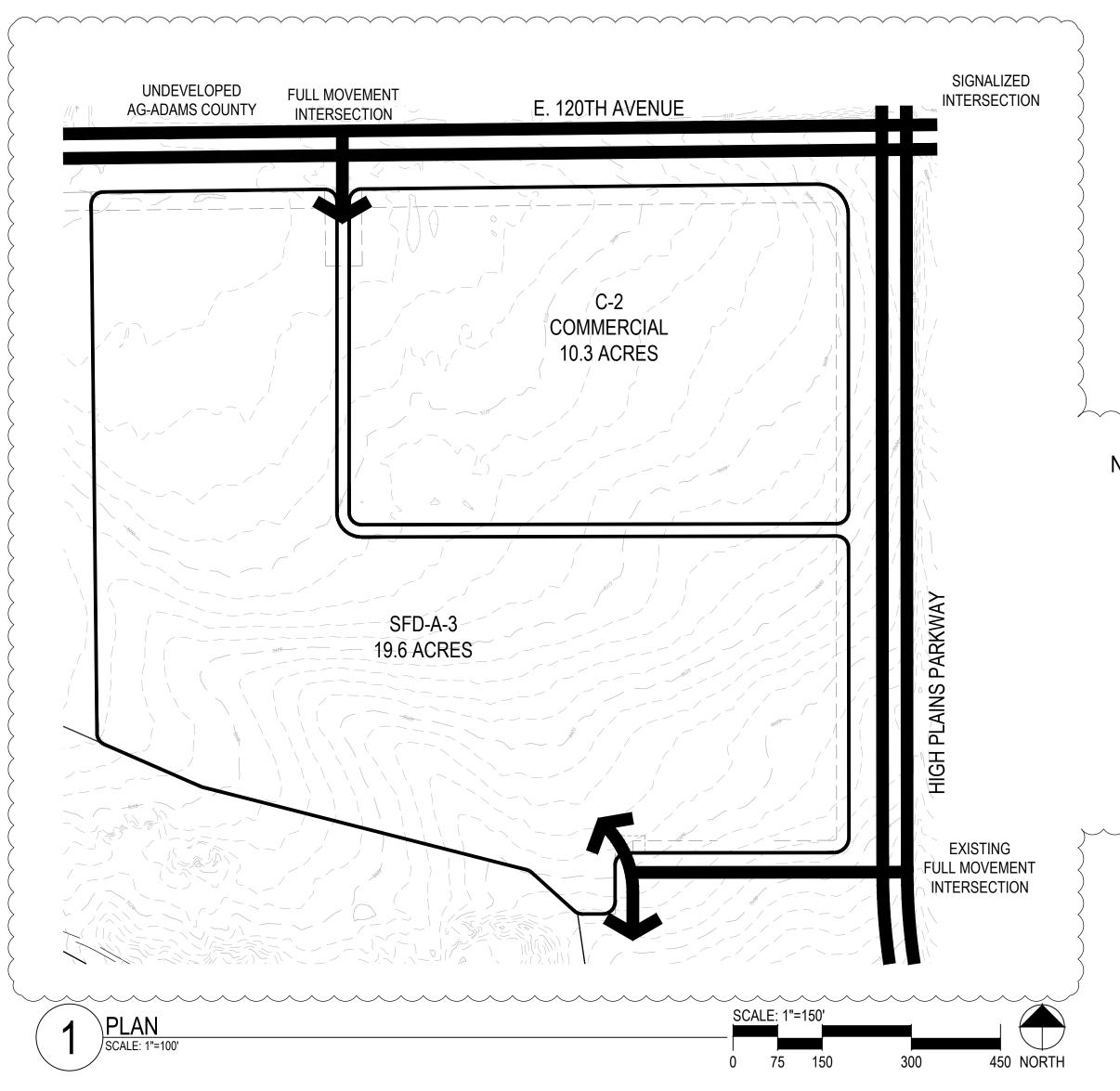
FILE NO.

PURPOSE STATEMENT:

TO PRESERVE THE UNDERLYING ZONE DISTRICTS AND ASSOCIATED PERMITTED USES WHICH REMAIN UNCHANGED FROM THE ORIGINAL VILLAGES AT BUFFALO RUN EAST PUD, WHILE REVISING THE EXISTING PLANNING AREA BOUNDARY'S AND LAND USES AT THE CORNER OF 120TH AND HIGH PLAINS PARKWAY.

THE VILLAGES AT BUFFALO RUN EAST, PUD ZONE DOCUMENT

A PORTION OF THE WEST HALF AND NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, SATE OF COLORADO
SHEET 2 OF 5



NOTES:

- 1. ALLOWED USES AND ZONING FOR SFD-A-3 SHALL BE PERMITTED AS OUTLINED IN THE RESIDENTIAL LAND USE DEVELOPMENT STANDARDS UNDER SFD-A-1 AND SFD-A-2 IN THE PREVIOUSLY APPROVED P.D. (PUD NO. 3424, RECEPTION NO. CO877193).
- 2. ALL PROPOSED VEHICULAR CIRCULATION SHALL USE THE PREVIOUSLY APPROVED P.D. (PUD NO. 3424, RECEPTION NO. CO877193) STANDARDS AND GUIDELINES FOR ROW AND STREET SECTIONS.
- 3. REFERENCE PREVIOUSLY APPROVED P.D. (PUD NO. 3424, RECEPTION NO. CO877193) FOR GENERAL PROVISIONS; SUCH AS COMMUNITY CONCEPT AND INTENT, BUILDING FORM/STYLE, EXTERIOR MATERIALS, ARCHITECTURAL DESIGN APPROVAL, LANDSCAPE AND FENCING.
- 4. REFERENCE PREVIOUSLY APPROVED P.D. (PUD NO. 3424, RECEPTION NO. CO877193) FOR GENERAL NOTES.
- 5. DEVELOPMENT PARCELS SHALL BE ABLE TO CHANGE NO MORE THAN 15% IN SIZE AS LONG AS OVERALL DENSITY FOR THE PROJECT IS NOT EXCEEDED.



people creating spaces

pcs group inc. www.pcsgroupco.com #3, B-180 Independence plaza 1007 16th street . denver co 80265 † 303.531.4905 . f 303.531.4908

REVISIONS: 19 JANUARY 2016

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2016 - 1:32pm - USER Ku

THE VILLAGES AT BUFFALO RUN EAST, PUD ZONE DOCUMENT

A PORTION OF THE WEST HALF AND NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, SATE OF COLORADO
SHEET 3 OF 5

TECHINICAL DATA					
LIGE	GROSS	MIN/MAX	MIN/MAX	DWELLING	% OF PROJECT
USE	ACRES	DU/AC	FAR	UNITS	BY ACRES
SINGLE FAMILY DETACHED					
PARCELS SFD 1 & 2	40.7	3.5 TO 6		138 TO 235	11%
5,500 SF MINIMUM LOT SIZE					
6,000 SF MINIMUM LOT SIZE ADJ. GOLF COURSE					
PARCELS SFD 3 & 4	44.3	3.5 TO 5.5		156 TO 243	12%
6,000 SF MINIMUM LOT SIZE					
7,000 SF MINIMUM LOT SIZE ADJ. GOLF COURSE					
PARCELS SFD 5, 6, 7, 8 & 9	84.5	2 TO 4		169 TO 338	24%
8.000 SF MINIMUM LOT SIZE					
50% OF LOTS ADJ. TO GOLF COURSE TO BE 10,000 SF MIN.					
10,000 SF MINIMUM LOT SIZE ADJ. COLUMBINE RANCH					
SINGLE FAMILY DETACHED / ATTACHED (1)					\sim
PARCELS SFD-A 1, 2 & 3	(67 }			270 TO 789	{ 19% }
DETACHED		4 TO 8			
ATTACHED		7 TO 12			
MULTI-FAMILY	\sim			~~~~	\sim
PARCELS MF-1 AND 2	27			(189 TO 567)	8%
TOWNHOMES (4)		7 TO 12			
APARTMENTS / CONDOMINIUMS		21			
MIXED USE (2) (3)					
PARCEL MU-1	18.7			65 TO 392	5%
6,000 SF MINIMUM LOT SIZE SINGLE FAMILY DETACHED (3)		3.5 TO 6			
4,200 SF MINIMUM LOT SIZE SINGLE FAMILY DETACHED (4)		4 TO 8			
SINGLE FAMILY ATTACHED (4)		7 TO 12			
MULTI-FAMILY		21	.15 TO .30		
COMMERCIAL					
COMMERCIAL	\sim				~~~
PARCEL C-1 AND C-2	21		.15 TO .30		(6%)
SCHOOL / PARK SITE					
PARCEL ES-1	14				4%
OPEN SPACE					
TRAIL, POCKET PARK, AND GOLF COURSE VIEW CORRIDORS	17.9				5%
R.O.W. LOSS	22.5				6%
TOTALS	357.6	2.7 TO 7.2 DU/AC		987 TO 2,564 DU	100%

- (1) DETACHED OPTION TO OFFER SOME ELEMENTS TRADITIONAL TO LIFESTYLE PRODUCTS. EXAMPLES INCLUDE YARD MAINTENANCE, FIRST LEVEL MASTER BEDROOM, LIMITED FENCING, ETC.
- (2) MAXIMIZE VERTICAL INTEGRATION OF RESIDENTIAL AND COMMERCIAL USE BY PLACING RESIDENTIAL OVER COMMERCIAL WHERE POSSIBLE (3) NO GREATER THAN 35 PERCENT OF THE ACREAGE IN THE MIXED USE PARCEL (MU-1) MAY BE DEVELOPED UNDER THE DEVELOPMENT STANDARDS OF SFD-4.
- (4) SHALL BE DEVELOPED UNER THE SFD/A DEVELOPMENT STANDARDS

NON RESIDENTIAL LAND USE DEVELOPMENT STANDARDS									
PARCEL	C-1 (4)	C-2 (4)	MU-1 (4)						
MIN. LOT SIZE	25,000SF	15,000SF	15,000SF						
CORNER LOT	8,000SF	8,000SF	8,000SF						
MIN. F.A.R.	0.15	0.15	0.15						
MAX HEIGHT (2) (3)	50'	50'	50'						
FRONT SETBACK	10'	10'	10'						
SIDE SETBACK (1)	5'	5'	5'						
REAR SETBACK	10'	10'	10'						
REAR ARTERIAL	30'	30'	30'						
	CITY OF COMMERCE	CITY OF COMMERCE	CITY OF COMMERCE						
LANDSCAPE	CITY STANDARDS	CITY STANDARDS	CITY STANDARDS						
	CITY OF COMMERCE	CITY OF COMMERCE	CITY OF COMMERCE						
PARKING	CITY STANDARDS	CITY STANDARDS	CITY STANDARDS						
OUTDOOR STORAGE I	FOR COMMERCIAL PARCEL	S SHALL BE LIMITED TO BET	TAIL DISPLAY ONLY AND						

- OUTDOOR STORAGE FOR COMMERCIAL PARCELS SHALL BE LIMITED TO RETAIL DISPLAY ONLY AND SHOULD NOT INCLUDE STORAGE ASSOCIATED WITH INVENTORY OF PRODUCTS.
- (1) SIDE SETBACKS ON CORNER LOTS SHALL BE 10 FEET ADJACENT OT THE PUBLIC RIGHT OF WAY.

 (2) MAXIUM HEIGHT ABOVE GRADE FOR NON-RESIDENTIAL AND MULTI-FAMILY STRUCTURES, FOR A DISTANCE OF 50 FEET FROM THE PROPERTY LINE CLOSEST TO THE GOLF COURSE, SHALL BE 35 FEET FROM THE HIGHEST POINT TO THE AVERAGE GRADE.
- (3) BUILDING HEIGHTS SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN SECTION 21-43 (F)(3) d COMMERCE CITY ZONING ORIDANCE.
- (4) RESIDENTIAL USE SHALL BE ALLOWED AS A COMPONENT OF COMMERCIAL BUILDINGS ABOVE THE GROUND FLOOR.

RESIDENTIAL LAND USE DEVELOPMENT STANDARDS

		SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY DETACHED	SINGLE FAMILY	MULTI-FAMILY
		DETACHED	DETACHED		DETACHED/ATTACHED	
PARCEL						•
		SFD-1, SFD-2	SFD-3, SFD-4,	SFD-5, SFD-6, SFD-7, SFD-8,	SFD-A-1, SFD-A-2,	MF-1, MF-2,
			MU-1	SFD-9	(SFD-A-3,)MU-1, MF-1, 2	MU-1
PARCEL STANDARD	S					
	MIN. LOT SIZE	5,500	6,000	8,000 (7)	4,200 DETACHED	NA
		6,000 ADJ. TO GC	7,000 ADJ. TO GC	10,000 ADJ. COLUMBINE	ATTACHED (3)	TV/ X
	MIN. DWELLING SIZE				SFA SFD	
	ONE STORY	1200	1200	1400	1080 1200	NA
	TWO STORY	1600	1600	2200	1200 1600	INA
				2500 ADJ. COLUMBINE		
	PARKING REQUIRED		2 SP/UNIT	2 SP/UNIT	2 SP/UNIT	2 SP/UNIT
	HEIGHT	35'	35'	35'	35'	50' (2)
	FLOOR AREA. MIN.	NA	NA	NA	NA	600 (5)
	LANDSCAPE	CITY OF COMMERCE	CITY OF COMMERCE	CITY OF COMMERCE	CITY OF COMMERCE	CITY OF COMMERC
		CITY STANDARDS	CITY STANDARDS	CITY STANDARDS	CITY STANDARDS	CITY STANDARDS
PRIMARY USE						
	FRONT SETBACK	10'	10'	10'	SFD 10'	10'
					SFA 10'	
	SIDE SETBACK	5'	5'	5' (4)	SFD 5'	20'
	REAR SETBACK	20'	20'	20'	SFD 20' SFA 20'	20'
	SIDE ON STREET SETBACK	10'	10'	10'	SFD 10' SFA 10'	25'
EXCEPTION (8)	102.27.01.	1			10.7.10	1
(FROM ARTERIAL)	FRONT SETBACK	NA	NA	NA	NA	30'
(SIDE SETBACK	25'	25'	25'	25'	25'
	REAR SETBACK	25'	25'	25'	25'	25'
ACCESSORY USE (1)		1	1	- -	1	1
	HEIGHT	15'	15'	15'	15'	15'
	FRONT SETBACK	NA	NA	NA	NA	NA
	SIDE SETBACK	5'	5'	5'	5'	5'
	REAR SETBACK	5'	5'	5'	5'	5'
	(NON GARAGE					
	REAR SETBACK	5'	5'	5'	5'	5'
	SIDE OF STREET	10'	10'	10'	10'	10'
	SETBACK					
EXCEPTION		ı		1	1	
(FROM ARTERIAL)	FRONT SETBACK	NA	NA	NA	NA	NA
,	SIDE SETBACK	15'	15'	15'	15'	15'
	REAR SETBACK	15'	15'	15'	15'	15'

- (1) ACCESSORY STRUCTURE SHALL BE ALLOWED ONLY IN REAR YARDS. NO ACCESSORY STRUCTURES SHALL BE ALLOWED ON RESIDENTIAL PROPERTIES
 ABUTTING THE GOLF COURSE
- (2) MAXIMUM HEIGHT FOR MULTI-FAMILY STRUCTURES SHALL BE 50 FEET WITH EXCEPTION OF THE INITIAL UNIT ABUTTING GOLF COURSE SHALL BE 36 FEET.

 (3) SINGLE FAMILY ATTACHED "LIFESTYLE" IN SFD-A-1, SFD-A-2, SFD-A-3, MU-1, SHALL BE OF A CLUSTER, TOWNHOME, OR ZERO LOT LINE TYPE. FINAL DESIGN AND LOT SIZE SHALL BE DETERMINED AT THE PUD PERMIT STAGE.
- (4) 7.5' MINIMUM ADJACENT TO THE GOLF COURSE AND THE COLUMBINE RANCH DEVELOPMENT.
- (4) 7.5 MINIMUM FLOOR AREA IS RESTRICTED TO 10% OF THE TOTAL NUMBER OF MULTI-FAMILY UNITS. THE REMAINING 90% OF MULTI-FAMILY UNITS SHALL REQUIRE APPROVAL AT THE PUD PERMIT STAGE
- (6) SEE GENEARL NOTE 22, SHEET 7 OF 8 FOR GOLF COURSE SETBACKS.
- (7) LOTS ABUTTING THE EDGE OF BUFFALO RUN GOLF COURSE SHALL BE A MIX OF 50% LOTS OF AT LEAST 10,000 SQUARE FEET IN SIZE AND 50% OF AT LEAST 8000 SQUARE FEET
- (8) ONWER SHALL PROVIDE RESIDENTIAL DEVELOPMENT WITH AN ENHANCED SETBACK TRACT OF 20 FEET ALONG EAST 120TH AVENUE AND HIGH PLAINS PARKWAY. SUCH TRACT TO BE COMPLETED IN THE SITE PLATTING PROCESS FOR THE LANDS INCLUDED IN THE FIRST AMENDMENT.

DEFINITIONS:

- A. SINGLE FAMILY DETACHED SHALL MEAN A FREE STANDING BUILDING, SHARING NO COMMON WALLS OR LOTS LINE WITH ANOTHER STRUCTURE, DESIGNED EXCLUSIVELY FOR OCCUPANCY BY ONE (1) FAMILY.
- B. SINGLE FAMILY ATTACHED SHALL MEAN A BUILDING DESIGNED EXCLUSIVELY FOR OCCUPANCY BY TWO OR MORE FAMILIES LIVING INDEPENDENTLY OF EACH OTHER, BUT SHARING A COMMON WALL WITH ONE OR MORE LIVING UNITS GENERALLY DEFINED AS TOWNHOMES, DUPLEXES OR CLUSTER HOUSING PRODUCT.
- C. MULTI-FAMILY SHALL MEAN A BUILDING, OR PORTION THEREOF, DESIGNED FOR OCCUPANCY BY THREE (3) OR MORE FAMILIES LIVING INDEPENDENTLY OF ONE ANOTHER, GENERALLY DEFINED AS CONDOMINIUMS OR APARTMENTS.



people creating spaces
pcs group inc. www.pcsgroupco.co
#3, B-180 Independence plaza

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Land Use Matrix

SHEET 4 OF 5

Land Osc Matrix									SHL	L I 4	Oi 3							
The following list of uses are by way of example and not	by way	of limita	tion.															
USE				SFD-4	SFD-5	SFD-6	SFD-7	SFD-8	SFD-9	SFD-A-1	SFD-Δ-7	SFD-A-3	MF-1	MF-2	MII-1 (5	S) C-1 (5)	I C-2 (5	N FS-1
Single-family detached dwelling	R	R	R	R	R	R	R	R	R	R	R	R	X	X	R (4)	X	X	R (1)
	X	X	X	X	X	X	X	X	X			-	1	2.000				
Single-family attached dwelling Multi-family dwelling	3070	8000	D9598	1888	100,000	1809	1000000	5005,000	16000	R	R	R	R	R	R	X	X	X
	X	X	X	X	X	X	X	X	X	Х	X	X	R	R	R	X	X	X
Community sales center/welcome center incidental (2)											(
and necessary for the sale of new construction	R	R	R	R	R	R	R	R	R	R	R (R	R	R	R	R	R	X
(temporary)													<u> </u>					
Public parks and public recreation centers/facilities	R	R	R	R	R	R	R	R	R	R	R	R) R	R	R	R	R	R
Private parks and private open space	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R (1)
Public outdoor recreation	X	X	X	X	X	X	X	X	x	Χ	X	X .	⟨ x	X	X	X	X	R
The state of the s					- V	- V			V	V	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \) , , ,	}					+-
Public and private schools	С	С	С	С	X	X	X	X	Х	Х	X	X) X	Х	С	R	R	R
Public and private colleges, universities, vocational and trade schools	X	X	X	X	X	X	X	X	x	Χ	Χ ((x	X	Х	X	X	X	X
The state of the s	2000	X25.50	TO CODE	× × × × × × × × × × × × × × × × × × ×	555,61	,5550	335.251	500000	200	10.00	13200		<u> </u>	6.2602	2000	200	640-505	
Churches and religious institutions	С	С	С	С	X	X	X	X	Х	Χ	X	X) R	R	R	R	R	X
Libraries	X	X	X	X	X	X	X	Х	Х	X	X	X	X	Χ	R	R	R	R
Museums	X	X	X	X	X	X	X	X	Х	X	Х	X .	X	Χ	R	R	R	X
Private lodges and clubs	X	X	Х	X	X	X	Х	Х	Х	Χ	Χ	X) R	R	R	R	R	X
Public and private golf courses and related uses	X	X	X	X	X	X	X	X	Х	Χ	Χ	X	X	Χ	R	R	R	X
Gardening and cultivation of land, supplementary to	R	R	R	R	R	R	R	R	R	R	R (R	R	R	R	X	X	l x
the primary residential use.												}	<u> </u>					
Public gardening and similar cultivation of land	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	X	X	X
Home occupations (in compliance with the Commerce	R	R	R	R	R	R	R	R	R	R	R (R	R	R	R	Х	Х	X
City zoning ordinance)	335.1		***	5		30000	2	(7,855)	586753	*****		} .	<u> </u>	(25-029-0)	523505	10.00	2.00	27.00 7.10
Child care center	X	X	X	X	X	X	X	X	X	X	X	X	R	R	R	R	R	X
Care home	X	X	X	X	X	X	X	X	X	X	X	X	R	R	R	X	X	X
Group home	X	X	X	X	X	X	X	X	X	X	X	X .	Ų C	С	C	X	X	X
Non-profit membership clubs	X	X	X	X	X	X	X	X	X	X	X	X	R	R	R	R	R	X
Bed & breakfast	X	X	X	X	X	X	X	X	X	X	X (X	C	C	C	R	R	X
Office/General office	X	X	X	X	X	X	X	X	X	X	X	X	X	X	R	R	R	X
Medical and dental offices/clinic	X	X	X	X	X	X	X	X	X	X	X	X	X	X	R	R	R	X
Art or craft studio	X	X	X	X	X	X	X	X	X	X	Х (X	X	X	R	R	R	X
Stores less than 40,000 square feet	X	X	X	X	X	X	X	X	X	X	X	X	X	X	R	R	R	 X
Stores greater than 40,000 but less than 80,000	X	X	X	X	X	X	X	X	x	Χ	X	x .	₹ x	Х	С	R	R	1 x 1
square feet		- V	V		- V	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	- V	V	\ \ \	V	· ·	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \) ,			<u> </u>		510
Stores 80,000 square feet or greater Commercial use (maximum 2,000 s.f.)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	R	R	X
Restaurants	X	X	X	X	X	X	X	X	X	X	X	X	X	X C	R R	R	R	X
Eating and drinking establishments, excluding drive-in		1 2000	2015	1				100000		25/8	(0000	}	7				X2000	$+$ \times
type	X	X	X	X	X	X	X	X	X	X	Χ (X) X	X	С	R	R	X
Liquor stores	X	Y	Y Y	Y	X	Y	Y	X	Y	Х	X	×	X	X	R	R	R	T X
Banks and financial institutions (including ATMs)	X	X	X	X	X	X	X	X	X	X	X	X	c	Ĉ	R	R	R	$\frac{1}{x}$
Data processing facilities	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	R	R	X
Call center	X	X	X	X	X	X	 x	X	X	X	X	X	X	X	X	R	R	T X
Computer design and development facilities	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Print shops and duplicating services	X	X	X	X	X	X	X	X	X	X	X	X	X	X	R	R	R	$\frac{1}{x}$
Publishers	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	$\frac{1}{x}$
Small theatre for live performances (300 seats												X	1					
maximum)	X	X	X	X	X	X	X	X	X	X	X (X .) X	Х	С	R	R	X
Theatres, limited to two (2) screens, not including			V				V	V	V	V	V	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \) ,	V		—		T
'drive in' (300 seats maximum)	X	X	X	X	X	X	X	X	X	Х	X	X .	∤ x	Х	С	R	R	X
Theatres, not including 'drive-in' (cinema-type)	X	X	X	X	X	X	Х	Х	Х	Х	X	Χ .	X	X	С	С	С	X
Hotels and motels	X	X	X	X	X	X	X	Х	Х	Χ	Χ	X) X	X	С	R	R	X
Radio and television broadcasting stations	X	X	Х	Х	X	Х	Х	Х	Х	Χ	Χ (Х	X	Χ	Х	X	X	Х
Public or governmental communication centers, radio (3))												{					
or television broadcasting stations, and private land	X	X	x	X	X	X	X	X	x	Х	X	x .	∤ x	Х	С	P	P	x
mobile radio service, special emergency radio services	_ ^	_ ^	_ ^	_ ^	_ ^	_ ^	_ ^	_ ^	^	^	^ (1 ^	^	~	F	F .	^
(etc.)												} .	\langle					
Broadcasting & recording facilities (3)	X	X	X	X	X	X	X	X	Х	X	X	X) X	Χ	X	R	R	X
Fire stations and ambulance services	X	X	Х	X	X	X	Х	Х	Х	X	Х	X	С	С	С	С	С	X
Animal hospitals (excluding outdoor kenneling)	X	X	X	X	X	X	X	X	Х	Χ	Χ	X	X	X	С	R	R	X
Kennels or catteries	X	X	X	X	X	X	X	Х	Х	Χ	Х	X	X	Χ	Х	X	X	X
Recyclable materials collection facilities	X	X	X	X	X	X	X	Х	X	X	X	X) X	Χ	С	С	С	X
Public utility installations, excluding substations	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Hospitals or other public health facilities	X	Х	X	Х	X	Х	X	Х	Х	Χ	X	Χ .	X	Χ	С	С	С	X
Out patient care facility, Doctors office	Х	X	Х	X	X	X	Х	Х	Х	Х	X	X) x	Χ	R	R	R	X
Public transportation terminals	X	X	X	X	X	X	X	X	Х	X	X	X	X	Χ	С	R	R	X
Car pool lots / Park and Ride	X	Х	Х	X	Х	Х	X	Х	Х	Χ	X	X	X	Χ	С	С	С	Х
Public parking lots	X	X	Х	Х	X	X	X	Х	Х	Х	X	Х) x	Χ	С	С	С	R
Parking structures	X	X	X	X	Х	Х	Х	Х	Х	Х	Х	X	X	Х	С	С	С	Х
Public administrative offices and service buildings	X	X	X	X	X	X	X	X	X	X	X	X	X	X	R	R	R	X
Amusement establishments, indoor only (i.e. bowling	X							10000			X	X	1)					
alley, arcades, etc.)	X	X	X	X	X	X	X	X	X	X	Х (X	X	Х	R	R	R	X
Public stadiums, arenas, and auditoriums.	X	X	X	X	X	X	X	X	Х	X	Х	X	X	Χ	Х	X	X	R
The control of the state of the control of the cont	1			1		1	1	50 X1754						0.00				

(1) Allowed only as general note #10 applies.

Legend

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R	Use by Right
Р	Use by Permit
С	Conditional Use
Т	Temporary Use
Α	Accessory Use
Х	Excluded Use



pcs group inc. www.pcsgroupco.com #3, B-180 Independence plaza 1007 16th street . denver co 80265 † 303.531.4905 . f 303.531.4908

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⁽²⁾ One master community sales center per builder with maximum of one sales center per land use area. Community sales center shall be a model home rather than mobile offices.

⁽³⁾ All antennas shall be appropriate to the community and shall not be visible as a separate, distinct srtucture.

⁽⁴⁾ No greater than 50 percent of the acreage in the mixed use parcel (MU-1) may be developed as single family detatched residences. (5) Residential use shall be allowed as a component of commercial buildings above the ground floor.

THE VILLAGES AT BUFFALO RUN EAST, PUD ZONE DOCUMENT

A PORTION OF THE WEST HALF AND NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, SATE OF COLORADO

Land Use Matrix (Continued)

SHEET 5 OF 5

ne following list of uses are by way of example and not by way o			SFD-3	SFD-4	SFD-5	SFD-6	SFD-7	SFD-8	SFD-9	SFD-A-1	SFD-A-2	SFD-A-3	MF-1	MF-2	MU-1	C-1	C-2	ES
Public welfare institutions and social services	X	X	X	X	X	X	X	X	X	X	X	X	X	X	R	R	R	>
Public utility offices	Х	X	X	X	Х	Х	Х	X	Х	Χ	X	X	X	Х	Χ	R	R)
Public utility substations	X	X	X	X	X	X	X	X	X	X	X	X	X	X	С	С	С)
Oil & gas wells	Χ	X	X	X	Х	Х	X	Х	Х	Х	X	X	X	Х	Х	Х	Х)
Manufacturing, assembly and/or production of small components and parts such as: Computers, electronics, instruments, optics or watches	Χ	Х	х	X	Х	Х	х	х	х	X	x (x .	X	х	X	x	Х)
Testing laboratories	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	X .	X	Х	Х	С	С	1
Greenhouses and nurseries (with limited storage of backaged animal by-products, fertilizer, fungicides, nerbicides and insecticides as necessary for retail and wholesale purposes and for use on premises)	Х	х	х	х	х	х	х	х	х	Х	X (X	x	х	С	R	R	,
he repair, rental and service of any commodity, xcept heavy equipment, trucks or trailers(No outdoor storage)	Х	Х	Х	Х	Х	Х	Х	Х	Х	Χ	X	X	X	Х	Х	R	R)
Outdoor flea markets, side walk sales and carnivals	X	X	X	X	X	X	X	X	X	X	X	X	X	X	<u> </u>	Ţ	Ţ	1
farmers' markets	Х	X	X	X	Х	Х	Х	Х	X	Х	X	X	X	Х		Т	T]
Sales from a movable structure, vacant lot or parking ot	X	Х	Х	X	Х	Х	Х	Х	Х	X	X (X	X	Х	T	T	Т	
umber and building supply yards	Χ	Х	Х	X	Х	Х	Х	Х	Х	Χ	X	Χ	X	X	Х	Х	Χ	
Contractor shops	Χ	X	X	X	X	X	X	Х	X	Χ	Х	X	X	Χ	X	Х	Χ)
Temporary office	T	T	T	Т	Т	Т	T	Т	Т	T	Т	T '	Т	T	T	Т	Т	_
emporary signage	Т	Т	T	Т	Т	T	Т	Т	Т	Т	Т	T	Т	T	Т	Т	Т	
remporary construction trailer(s) incidental and necessary for the sale and/or construction of new construction by the permitee (each permit shall be valid for a period of not more than six (6) calendar nonths and may be renewed for three (3) consecutive six (6) month periods at the same location	Т	Т	Т	Т	т	Т	Т	Т	Т	Т	T (T '	Т	Т	Т	Т	Т	
Christmas tree lots.	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	x	Х	Т	Т	Т	Т	Т	
Accessory uses as set forth in Section 21-56 of the	A	A	А	Α	A	Α	А	A	Α	A	A	A	Α	Α	Α	Х	Х	
Commerce City Municipal Code. Jon-residential Accessory uses as set forth in Section	Х	X	X	X	X	Х	Х	х	Х	Х	X	X	X	Х	Λ	Λ	Α	
1-236 of the Commerce City Municipal Code exception to Accessory uses: Containers for trash					^	^	^		^	^	^ (^		^	A	Α	А	
hall be screened and/or out of sight from the public ight-of-way.	Α	A	Α	A	A	Α	Α	Α	Α	Α	Α (A	A	Α	Α	А	Α	
Parking requirements for single family attached \ multi- amily residential projects shall be addressed at the PUD permit stage. Lesser parking amounts may be established based on the living arrangements and corresponding lifestyles of higher density housing and vehicular storage requirements.	Х	x	х	x	x	x	х	x	х	х	x (X .	R	R	R	x	X	,
f at any time a school is located in ES-1, nodified, urban school standards shall be formulated as necessary to blend with the surrounding residential lensity. Urban school standards may permit nulti-storied school buildings and shared (reduced) barking. Site and building plans must be submitted to he Design Review Committee of Buffalo Run East for eview and comment.	Х	х	х	x	х	Х	Х	х	х	Х	x	X .	X	Х	х	x	x	ı
Sovernmentally-owned or operated buildings or uses	Χ	X	X	X	Х	X	Х	Х	Х	Χ	Х	X	X	Х	R	R	R)
Car washes	X	X	X	X	X	X	Х	X	X	Χ	X	Χ	X	Х	С	R	R	
Rental of motor vehicles, campers, boats, motorized equipment and accessories for such vehicles	Χ	Х	Х	X	X	X	Х	Х	X	X	X (X .	X	Х	Χ	Х	Χ	
Gasoline service stations, including car wash and small convenience store	Х	Х	Х	Х	Х	Х	Х	Х	Х	Χ	X	X	Х	Х	С	R	R	
Automobile sales, new and used in operating condition, limited to vehicles up to 15,000 GVW, not nocluding junk motor vehicles, limited to 100	Х	Х	Х	х	х	Х	Х	Х	Х	Х	x	X	x	Х	С	С	С	
Automobile service and repair garage limited to services of 3,500 GVW	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	х (Χ.	X	Х	Х	С	С	
Automotive sales and service	X	Х	Х	X	Х	Х	Х	Х	Х	Χ	Х	Х	X	Х	С	С	С	
	Χ	Х	Х	X	X	Х	Х	Х	X	Χ	Х	X	Х	Χ	Х	С	С	
	X	Х	Х	Х	Х	Х	Х	Х	Х	Χ	x	X	X	Χ	Χ	С	С	
Storage or warehousing Warehousing and wholesaling establishments excluding explosives and live animals			1									}	}					
Varehousing and wholesaling establishments	Т	Т	т	Т	Т	Т	Т	Т	Т	Т	Т (} T `` }) T	Ŧ	Т	Т	Т	

(1) Requires a temporary use permit from the community development department of Commerce City.

Legend

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	R	Use by Right
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	С	Conditional Use
2	Т	Temporary Use
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1		



people creating spaces

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