


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, STATE OF COLORADO
SHEET 1 OF 5

The map displays a street grid with the following labels:

- SABLE ROAD** (vertical, top left)
- CHAMBERS ROAD** (vertical, middle left)
- TOWER ROAD** (vertical, middle right)
- BUCKLEY ROAD** (vertical, top right)
- I-76** (diagonal, top left to bottom right)
- E-470** (diagonal, top left to bottom right, below I-76)
- E. 120TH AVENUE** (horizontal, middle)
- E. 112TH AVENUE** (horizontal, bottom)
- SUBJECT PROPERTY** (indicated by a grey shaded area and an arrow pointing to it, located between E. 112th Avenue and E. 120th Avenue, east of Chambers Road and west of Tower Road)

SCALE: 1"=2000'



0 1000 2000 4000 6000 NORTH

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.

1. VICINITY MAP, APPROVAL CERTIFICATES
2. PLAN AREA AND NOTES
3. TECHNICAL DATA AND
DEVELOPMENT STANDARDS
4. LAND USE MATRIX
5. LAND USE MATRIX

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

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

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

_____, 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)

STATE OF COLORADO)
COUNTY OF ADAMS)
CITY OF COMMERCE CITY)

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, _____.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

INSTRUMENT # _____

APPROVED BY THE CITY OF COMMERCE CITY PLANNING COMMISSION
THIS _____ DAY OF _____, _____.

CHAIRPERSON

APPROVED BY THE CITY OF COMMERCE CITY COUNCIL
THIS _____ DAY OF _____, _____.

ATTEST:

CITY CLERK

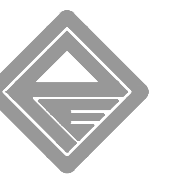
MAYOR _____

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 ,

COUNTY CLERK AND RECORDER

REVISIONS: 19 JANUARY 2016
 REVISIONS: 9 DECEMBER 2015
 REVISIONS: 8 OCTOBER 2015
 REVISIONS: 29 JULY 2015
 DATE: 13 MAY 2015

FILE NO. _____
 PUD NO. _____
 RECEPTION NO. _____



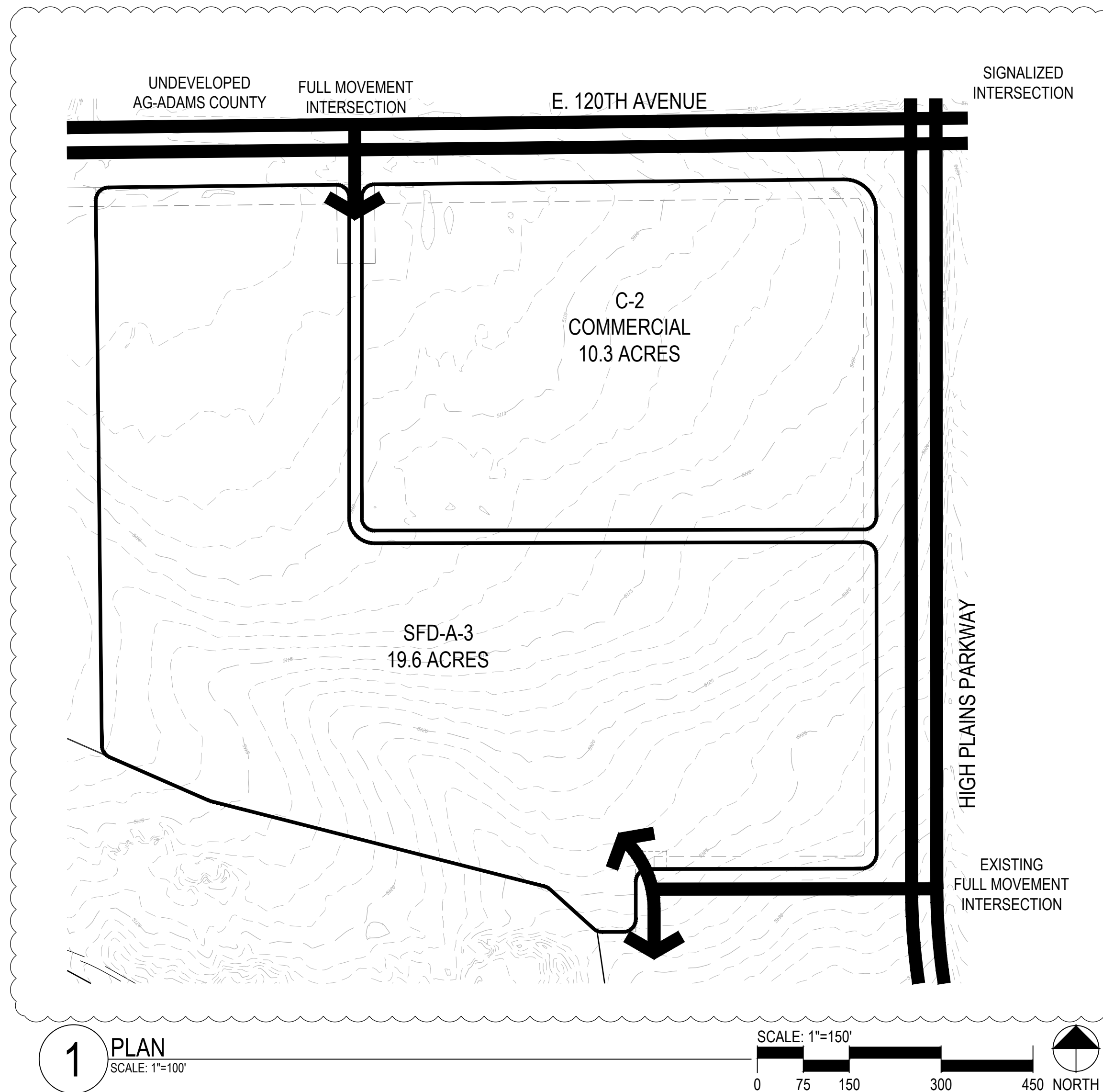
PARAGON ENGINEERING CONSULTANTS, INC.
7852 S. ELATI STREET, SUITE 106
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PHONE: (303)794-8604



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

FIRST AMENDMENT TO THE VILLAGES AT BUFFALO RUN EAST, PUD ZONE DOCUMENT

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SHEET 2 OF 5



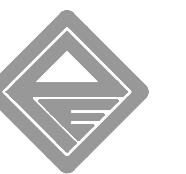
NOTES:

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.

1 PLAN
SCALE: 1"=100'

SCALE: 1"=150'

0 75 150 300 450 NORTH



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SHEET 3 OF 5

| TECHNICAL DATA | | | | | |
|--|-------------|------------------|-------------|-----------------|-----------------------|
| USE | GROSS ACRES | MIN/MAX DU/AC | MIN/MAX FAR | DWELLING UNITS | % OF PROJECT 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) | | | | | |
| PARCELS SFD-A 1, 2 & 3 | 67 | | | 270 TO 789 | 19% |
| DETACHED | | 4 TO 8 | | | |
| ATTACHED | | 7 TO 12 | | | |
| MULTI-FAMILY | | | | | |
| 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 | | | | | |
| 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) | 50' | 50' | 50' |
| (3) | | | |
| FRONT SETBACK | 10' | 10' | 10' |
| SIDE SETBACK (1) | 5' | 5' | 5' |
| REAR SETBACK | 10' | 10' | 10' |
| REAR ARTERIAL | 30' | 30' | 30' |
| LANDSCAPE | CITY OF COMMERCE CITY STANDARDS | CITY OF COMMERCE CITY STANDARDS | CITY OF COMMERCE CITY STANDARDS |
| PARKING | CITY OF COMMERCE CITY STANDARDS | CITY OF COMMERCE CITY STANDARDS | CITY OF COMMERCE CITY STANDARDS |

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 DETACHED | SINGLE FAMILY DETACHED | SINGLE FAMILY DETACHED | SINGLE FAMILY DETACHED/ATTACHED | MULTI-FAMILY |
|-------------------|------------------------|---------------------------------|---------------------------------|------------------------------------|--|---------------------------------|
| PARCEL | | SFD-1, SFD-2 | SFD-3, SFD-4, MU-1 | SFD-5, SFD-6, SFD-7, SFD-8, SFD-9 | SFD-A-1, SFD-A-2, SFD-A-3, MU-1, MF-1, 2 | MF-1, MF-2, MU-1 |
| PARCEL STANDARDS | | | | | | |
| | MIN. LOT SIZE | 5,500 6,000 ADJ. TO GC | 6,000 7,000 ADJ. TO GC | 8,000 (7) 10,000 ADJ. COLUMBINE | 4,200 DETACHED ATTACHED (3) | NA |
| | MIN. DWELLING SIZE | | | | SFA SFD 1080 1200 1200 1600 | NA |
| | ONE STORY | 1200 | 1200 | 1400 | | |
| | TWO STORY | 1600 | 1600 | 2200 2500 ADJ. COLUMBINE | | |
| | PARKING REQUIRED | 2 SP/UNIT | 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 STANDARDS | CITY OF COMMERCE CITY STANDARDS | CITY OF COMMERCE CITY STANDARDS | CITY OF COMMERCE CITY STANDARDS | CITY OF COMMERCE CITY STANDARDS |
| PRIMARY USE | | | | | | |
| | FRONT SETBACK | 10' | 10' | 10' | SFD 10' SFA 10' | 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) | | | | | | |
| (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) | | | | | | |
| | 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 SETBACK | 10' | 10' | 10' | 10' | 10' |
| EXCEPTION | | | | | | |
| (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.

(5) THE 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.

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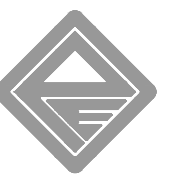
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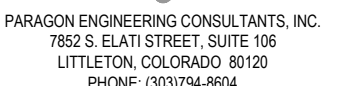
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SHEET 4 OF 5

Legend

| | |
|---|-----------------|
| R | Use by Right |
| P | Use by Permit |
| C | Conditional Use |
| T | Temporary Use |
| A | Accessory Use |
| X | Excluded Use |

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SHEET 5 OF 5

[illegible]

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