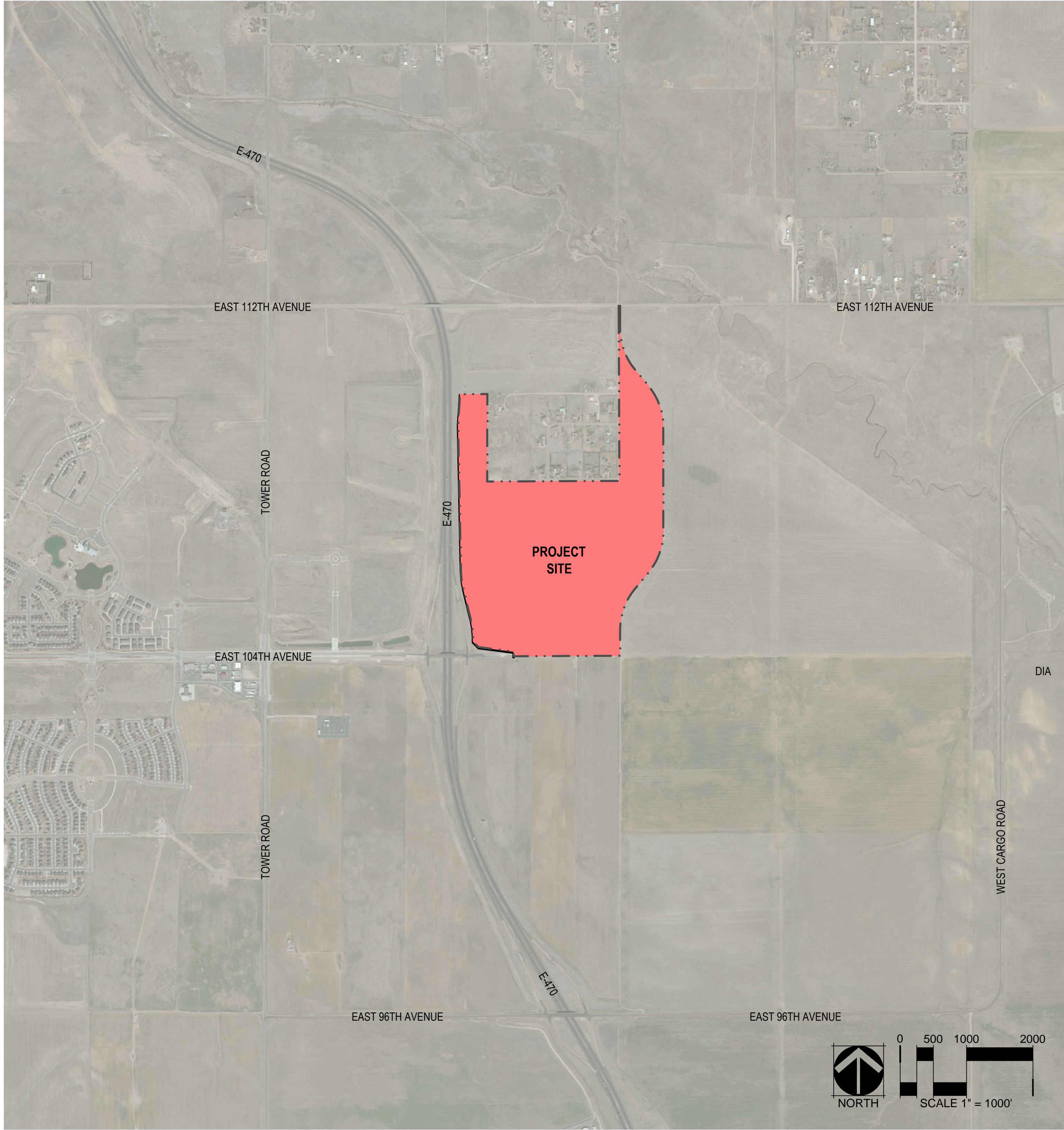


THIRD CREEK WEST PUD CONCEPT SCHEMATIC

SOUTHEAST 1/4 AND THE WEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

VICINITY MAP



LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT SMT INVESTORS LIMITED PARTNERSHIP ET AL BEING THE OWNER OF THAT PART OF THE SECTION 10, TOWNSHIP 2, RANGE 66, PARCEL 11 SE4 AND W2 SW4 NE4 EXC HIWAY 149/809A, ADAMS COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; TO WIT, BEGINNING AT THE SOUTHEAST 1/4 AND THE WEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE E-470 PUBLIC HIGHWAY AUTHORITY IN DEED RECORDED SEPTEMBER 1, 1995 IN BOOK 4580 AT PAGE 817; CONTAINING (TO NEAREST ONE-HUNDREDTH) ACRES MORE OR LESS HAS SUBMITTED THIS PUD CONCEPT SCHEMATIC.

PROJECT SUMMARY

PROJECT VISION:  
THE PLANNED COMMUNITY OF THIRD CREEK WEST IS A MIXED-USE DEVELOPMENT ENVISIONED TO BRING RESIDENTIAL AND COMMERCIAL USES TO NORTHEASTERN COMMERCE CITY. THE PROPERTY, CONSISTING OF APPROXIMATELY 200.5 ACRES, IS CURRENTLY ZONED A-3 WITHIN UNINCORPORATED ADAMS COUNTY AND IS SURROUNDED BY AGRICULTURAL AND LOW DENSITY RESIDENTIAL LAND USES. THIRD CREEK WEST WILL ACT AS A CATALYST FOR RESIDENTIAL AND COMMERCIAL DEVELOPMENT TO THE AREA BETWEEN E-470 AND THE WESTERN BOUNDARY OF DENVER INTERNATIONAL AIRPORT (DEN).

C3 VISION PLAN COMPLIANCE:  
THE THIRD CREEK WEST LAND USE PLAN IS CONSISTENT WITH THE INTENT OF THE COMMERCE CITY C3 VISION PLAN. THE COMMERCE CITY C3 PLAN PROPOSES COMMERCIAL, MIXED USE E-470, MIXED USE CORRIDOR/COMMERCIAL, AND RESIDENTIAL LAND USES WITHIN THIS AREA. A REGIONAL COMMERCIAL CENTER IS PROPOSED FOR THE INTERSECTION OF EAST 104TH AVENUE AND E-470, AND A COMMUNITY COMMERCIAL CENTER IS PROPOSED AT THE INTERSECTION OF EAST 104TH AVENUE AND HIMALAYA ROAD. THE THIRD CREEK WEST PROPERTY PUD CONCEPT/SCHEMATIC WILL PROMOTE THIS VISION THROUGH A SIMILAR BUT UNIQUE STRATEGY. REFER TO SHEET 2 FOR PROPOSED LAND USES.

LAND USE PLAN:  
THIRD CREEK WEST IS ADJACENT TO E-470 (TOLL ROAD) TO THE WEST, EAST 104TH AVENUE (PRIMARY ARTERIAL) TO THE SOUTH, FUTURE HIMALAYA ROAD (MINOR ARTERIAL) TO THE EAST, AND EAST 108TH AVENUE (LOCAL) TO THE NORTH. SERVICE INTO THE SITE MAY BE FACILITATED FROM EAST 104TH AVENUE, HIMALAYA ROAD, AND EAST 108TH AVENUE, WITH THE MAIN ACCESS COMING OFF OF BOTH EAST 104TH AVENUE AND HIMALAYA ROAD. INTERNAL VEHICULAR CIRCULATION MAY BE SUPPORTED BY A SYSTEM OF COLLECTOR, LOCAL, AND/OR PRIVATE ALLEY ROADS. THE LOCATION AND ALIGNMENTS OF THESE ROADWAYS SHALL BE DETERMINED AT THE TIME OF PUD ZONE FINAL PERMIT. PEDESTRIAN CIRCULATION SHALL BE PROVIDED THROUGH A NETWORK OF DETACHED SIDEWALKS LOCATED WITHIN RIGHT-OF-WAY CORRIDORS AND OFF-STREET TRAILS WHICH ARE DESIGNED TO PROVIDE SAFE AND CONVENIENT PEDESTRIAN ACCESS TO MAJOR POINTS OF INTEREST SUCH AS COMMERCIAL DEVELOPMENT AND PARKS.

THE THIRD CREEK WEST PROPERTY IS CONVENIENTLY LOCATED AT THE INTERSECTION OF E-470 AND EAST 104TH AVENUE, BOTH OF WHICH OFFER IDEAL FRONTAGE FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENT. THESE MAJOR CORRIDORS ALSO PROVIDE DIRECT ACCESS FOR RESIDENTS COMMUTING IN AND OUT OF THE DENVER METRO AREA AND TO NEARBY DENVER INTERNATIONAL AIRPORT.

THE SITE IS CURRENTLY BEING USED AS AGRICULTURAL LAND; THEREFORE NO MAJOR WILDLIFE HABITATS OR FLOODPLAINS ARE LOCATED WITHIN THE SITE. IN ADDITION, TOPOGRAPHY IS FAIRLY SUBTLE AND THERE ARE NO MAJOR DEVELOPMENT AREAS LIMITED BY STEEP SLOPES.

DEVELOPMENT IS LIMITED ADJACENT TO THE THIRD CREEK WEST PROPERTY, THEREFORE UTILITY EXTENSION IS REQUIRED FOR FULL SERVICE OF THE SITE. IN ADDITION, THE PROPERTY WILL BE REQUIRED TO PETITION TO JOIN THE SERVICE AREAS IN THE REGION, SUCH AS SOUTH ADAMS WATER AND SANITARY DISTRICT, FIRE, POLICE, AND OTHERS.

OIL AND GAS OPERATIONS CURRENTLY EXIST ON SITE. CURRENT OIL AND GAS OPERATIONS SHALL BE CAPPED AND ABANDONED PRIOR TO CONSTRUCTION. BUFFERING AND SETBACK REQUIREMENTS FROM THESE FACILITIES WILL BE DEVELOPED DURING THE PUD ZONE DOCUMENT STAGE. NO CIVIC USES, SUCH AS POST OFFICES, POLICE STATIONS, FIRE STATIONS, OR SCHOOLS ARE PROPOSED FOR THE THIRD CREEK WEST PROPERTY AT THIS TIME.

PROJECT NOTES

1. THIS APPLICATION IS FOR A PUD CONCEPT SCHEMATIC. THEREFORE, THE INFORMATION CONTAINED HEREIN IS NEITHER APPROVED NOR DENIED. THE FEEDBACK PROVIDED BY THE CITY IS INTENDED TO INFORM THE FUTURE PUD ZONE DOCUMENT SUBMITTAL.

SHEET INDEX

1. COVER SHEET  
2. PUD CONCEPT / SCHEMATIC

THIRD CREEK WEST  
PUD CONCEPT SCHEMATIC  
COMMERCE CITY, CO

APPLICANT  
COWLEY COMPANES  
1242 EAST JACKSON ST.  
PHOENIX, ARIZONA 85034  
602.385.4213

NOT FOR  
CONSTRUCTION

DATE:  
9/29/17 SUBMITTAL 01  
12/4/17 SUBMITTAL 02  
01/9/18 SUBMITTAL 03  
04/8/18 SUBMITTAL 04

SHEET TITLE:  
COVER SHEET

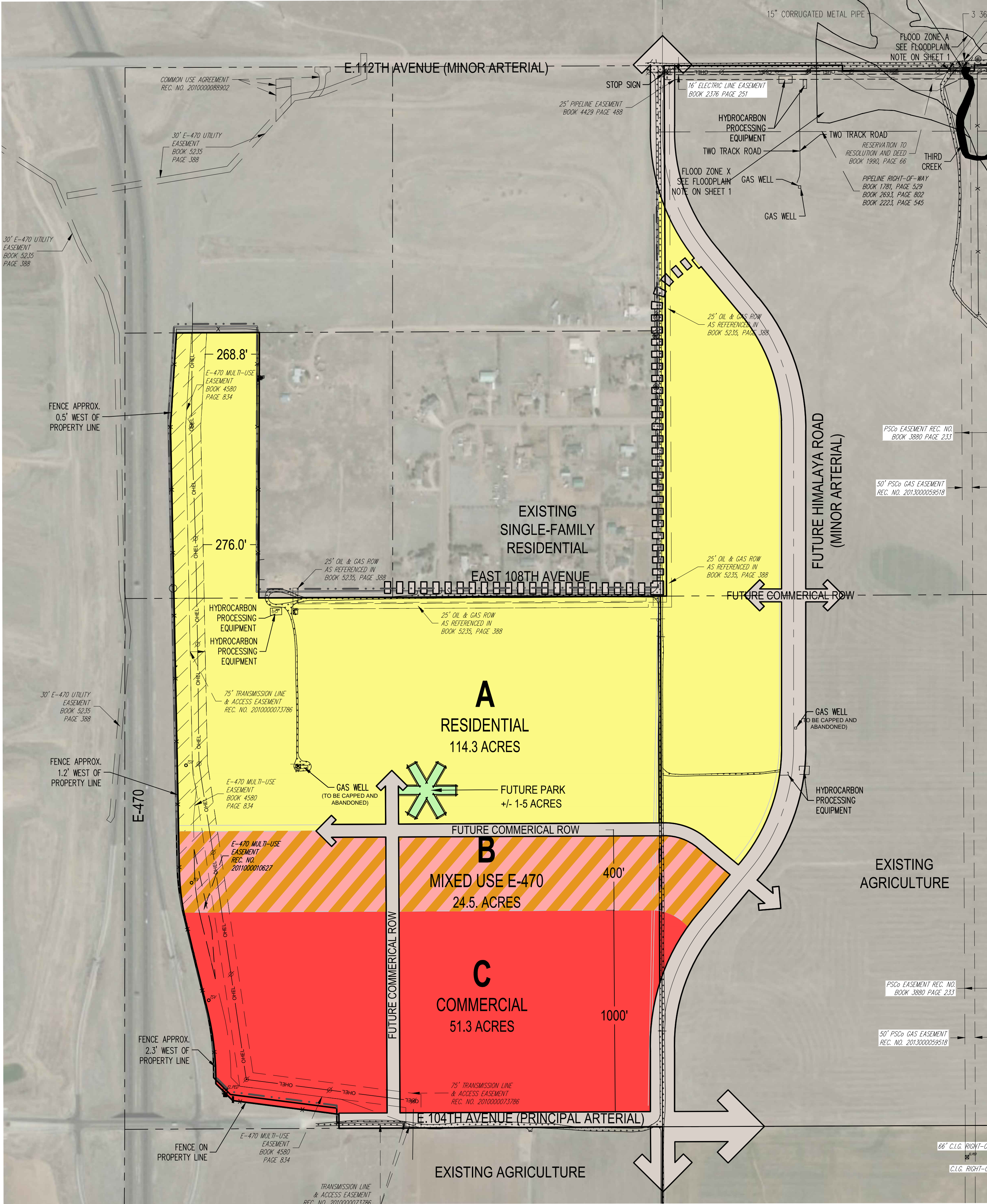


THIRD CREEK WEST PUD CONCEPT SCHEMATIC

SOUTHEAST 1/4 AND THE WEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP

2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

PUD CONCEPT / SCHEMATIC PLAN



LEGEND

- COMMERCIAL
- RESIDENTIAL
- MIXED USE E-470
- RIGHT OF WAY (PROPOSED)
- RIGHT OF WAY (EXISTING E 108TH ALIGNMENT)

LAND USE SUMMARY

PLANNING AREA	LAND USE TYPE	ACREAGE	% OF TOTAL
A	Residential	114.3	60%
B	Mixed Use E-470	24.5	13%
C	Commercial (east portion)	30.4	16%
	Commercial (west portion)	20.9	11%
	Total Developable Acreage	190.1	100%
	Right of Way to be Dedicated (Arterials)	10.4	
	Total Land Area	200.5	

- (1) All acreage amounts are approximate and will be subject to refinement during future land use actions.
- (2) R.O.W. acreage is measured to centerline.

PROPOSED PERMITTED LAND USE

Use	Commercial (Planning Area C-East)	Commercial (Planning Area C-West)	Residential (Planning Area A)	Mixed Use E-470 (Planning Areas B, C)
Commercial	P	P	x	P
Retail	P	P	x	P
Office	P	P	x	P
Civic	P	P	P	P
Parks/ Open Space	P	P	P	P
Residential - High (8+ du/ac)	P <sup>(1)</sup>	P <sup>(2,4)</sup>	P <sup>(3)</sup>	P <sup>(2,3,4)</sup>
Residential - Medium (4.0 - 8.0 du/ac)	x	x	P	P <sup>(2,3,4)</sup>

- (1) Permitted as part of a vertical mixed use development across the Planning Area.
- (2) Permitted as part of a horizontal or vertical mixed use development across the Planning Area.
- (3) Density is inclusive across the Planning Area and not administered on a parcel-by-parcel basis.
- (4) Maximum 75% residential permitted within Planning Area.

P	Permitted
x	Not Permitted

PROJECT NOTES

- SINCE THE PUD CONCEPT/SCHEMATIC IS GENERAL IN NATURE, PLANNING AREAS SHOWN FOR EACH USE MAY VARY AT THE TIME OF PUD PERMIT PHASE AND ARE NOT INTENDED TO INDICATE LOT LINES FOR PURPOSES OF LAND SALES, AND ARE SHOWN AS THUS.
- PARK AND OPEN SPACE LAND DEDICATION TO BE DETERMINED AT TIME OF PUD ZONE DOCUMENT. PARK AND OPEN SPACE SHOWN IS CONCEPTUAL AND SUBJECT TO CHANGE IN SIZE AND LOCATION.
- RIGHT-OF-WAY DEDICATION TO BE DETERMINED AT TIME OF PUD ZONE DOCUMENT.
- ACCESS POINTS ARE CONCEPTUAL AND SUBJECT TO CHANGE.

