

PRIME SITES PUD

A PART OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, CITY OF COMMERCE CITY, STATE OF COLORADO

PUD CONCEPT SCHEMATIC

PARCEL LEGAL DESCRIPTION:

KNOW TO ALL MEN BY THESE PRESENTS THAT COHEN DENVER AIRPORT LLC c/o GAMETT AND KING, BEING THE OWNER OF THAT PART OF SECTIONS 22 AND 23, TOWNSHIP 2 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COMMERCE CITY, ADAMS COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THAT PART OF ALL OF SECTION 22 AND 23, TOWNSHIP 2 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

EXCEPT THAT CERTAIN PARCEL OF LAND CONVEYED TO CITY OF COMMERCE CITY IN DEED RECORDED DECEMBER 4, 1991 IN BOOK 3842 AT PAGE 670;

AND ALSO EXCEPT THAT CERTAIN PARCEL OF LAND CONVEYED TO CITY OF COMMERCE CITY IN DEED RECORDED JUNE 16, 1964 IN BOOK 4340 AT PAGE 144;

AND ALSO EXCEPTING THOSE CERTAIN PARCELS OF LAND AS DESCRIBED IN NOTICE OF LIS PENDENS IN CIVIL ACTION NO. 95-CV-1309 RECORDED JANUARY 9, 1996 IN BOOK 4660 AT PAGE 455 AND STIPULATION FOR POSSESSION RECORDED MARCH 29, 1996 IN BOOK 4713 AT PAGE 209 AND RULE AND ORDER RECORDED MAY 15, 2002 UNDER RECEPTION NO. C0969673.

AND ALSO EXCEPTING THE WEST 30 FEET OF SECTION 22 FOR TOWN ROAD RIGHT-OF-WAY PER ADAMS COUNTY ROAD PETITION NO. 137, ESTABLISHED APRIL 27, 1890 AT PAGE 611 OF THE COMMISSIONER'S NOTES (MINUTES).

AND ALSO EXCEPTING THE SOUTH 30 FEET OF SECTIONS 22 AND 23 FOR EAST 88TH AVENUE RIGHT-OF-WAY PER ADAMS COUNTY ROAD PETITION NO. 127, ESTABLISHED DECEMBER 10, 1888 AT PAGE 524 OF THE COMMISSIONER'S NOTES (MINUTES).

AND ALSO EXCEPTING LOT 1, BLOCK 1, AURORA PUMPING STATIONS #2, FILING #1.

AND ALSO EXCEPTING PARCEL B AS SET FORTH ON A SURVEY PREPARED BY RAYMOND W. BAYER DATED DECEMBER 7, 1998, MORE FULLY DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 22 AND PART OF THE NORTH 1/2 OF SECTION 23, ALL IN TOWNSHIP 2 SOUTH, RANGE 66 WEST OF TILE 6" PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 22 THENCE SOUTH 00 DEGREES 09 MINUTES 12 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 106.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EAST 96" AVENUE AS DESCRIBED IN BOOK 4340 AT PAGE 144, ADAMS COUNTY RECORDS, BEING THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 23 MINUTES 46 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 870.91 FEET;

THENCE SOUTH 00 DEGREES 09 MINUTES 12 SECONDS EAST PARALLEL WITH THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 2516.04 FEET TO THE SOUTH LINE OF SAID NORTHEAST 1/4;

THENCE SOUTH 89 DEGREES 13 MINUTES 25 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 870.94 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 23;

THENCE CONTINUING SOUTH 89 DEGREES 13 MINUTES 25 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 1489.09 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF E-470 AS DESCRIBED IN NOTICE OF LIS PENDENS IN CIVIL ACTION NO. 95-CV-1309 RECORDED JANUARY 9, 1996 IN BOOK 4660 AT PAGE 455, ADAMS COUNTY RECORDS;

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

(1) THENCE NORTH 25 DEGREES 51 MINUTES 29 SECONDS WEST, A DISTANCE OF 832.39 FEET TO A POINT OF CURVATURE;

(2) THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 64 DEGREES 08 MINUTES 32 SECONDS WEST, 1959.77 FEET, HAVING A CENTRAL ANGLE OF 16 DEGREES 55 MINUTES 22 SECONDS, AND ARC LENGTH OF 578.83 FEET, WHOSE CHORD BEARS NORTH 34 DEGREES 19 MINUTES 10 SECONDS WEST, 576.73 FEET TO A POINT OF TANGENCY;

(3) THENCE NORTH 42 DEGREES 46 MINUTES 50 SECONDS WEST, A DISTANCE OF 522.24 FEET TO A POINT OF CURVATURE;

(4) THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 47 DEGREES 13 MINUTES 10 SECONDS EAST, 1859.77 FEET, HAVING A CENTRAL ANGLE OF 22 DEGREES 25 MINUTES 07 SECONDS, AN ARC LENGTH OF 727.69 FEET, WHOSE CHORD BEARS N 31 DEGREES 34 MINUTES 17 SECONDS WEST, 723.05 FEET TO A POINT OF TANGENCY;

(5) THENCE NORTH 20 DEGREES 21 MINUTES 43 SECONDS , A DISTANCE OF 147.11 FEET;

(6) THENCE NORTH 41 DEGREES 42 MINUTES 34 SECONDS, A DISTANCE OF 67.20 FEET;

(7) THENCE NORTH 81 DEGREES 41 MINUTES 28 SECONDS, DISTANCE OF 493.87 FEET;

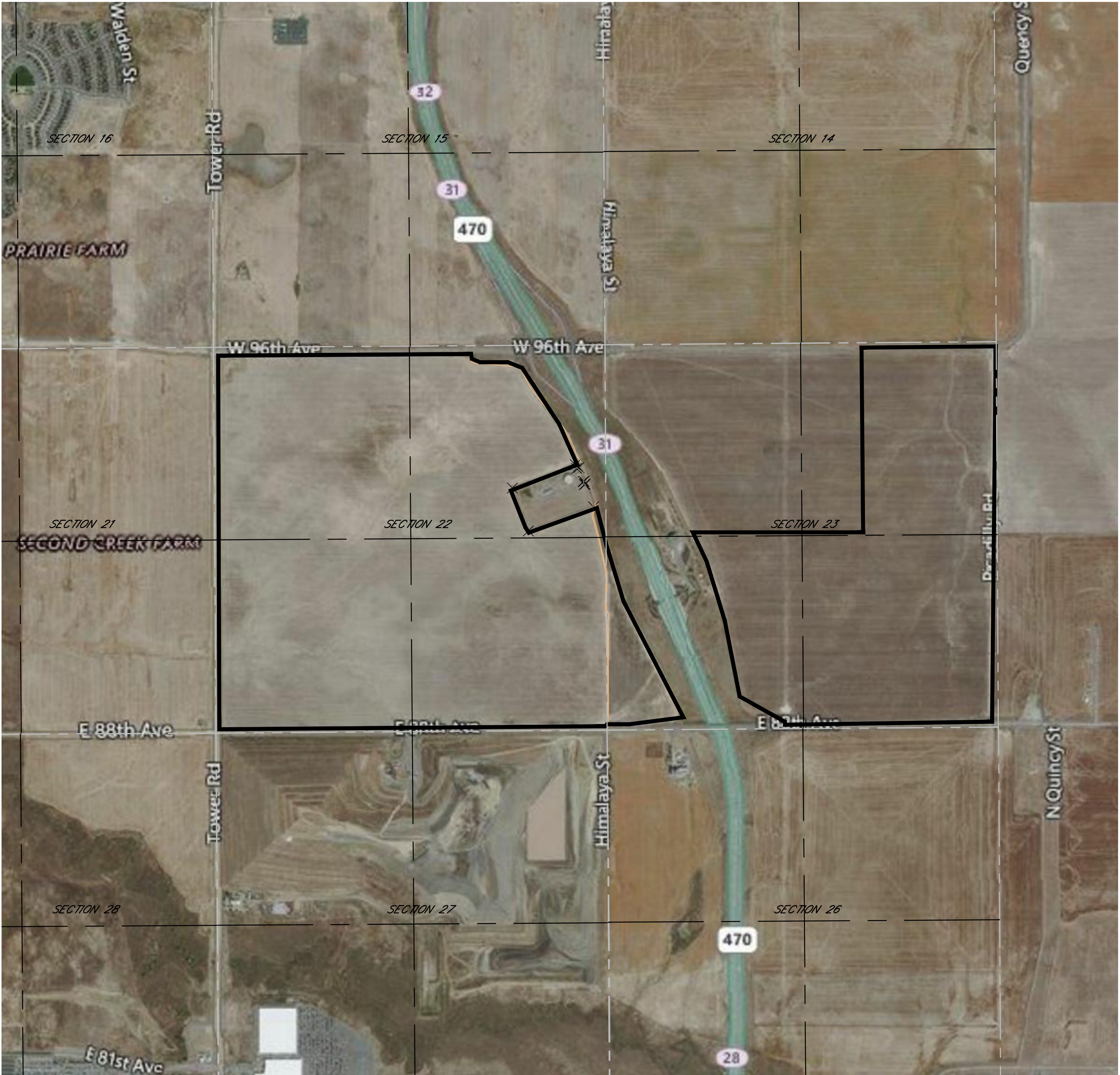
(8) THENCE NORTH 00 DEGREES 35 MINUTES 01 SECONDS WEST, A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST 96" AVENUE;

THENCE NORTH 89 DEGREES 24 MINUTES 59 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 2421.90 FEET TO THE POINT OF BEGINNING.

;CONTAINING 936.6 ACRES MORE OR LESS HAS SUBMITTED THIS PUD CONCEPT SCHEMATIC.

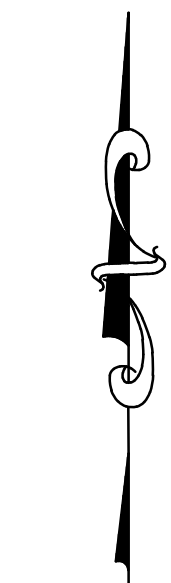
PROJECT SUMMARY:

- PROJECT VISION:RESIDENTIAL MASTER PLANNED COMMUNITY PROVIDING MIXED USES, KEY FUNCTIONS AND SERVICING CRITICAL NEEDS OF THE REGION.
- PLAN IS CONSISTENT WITH LAND USES AS IDENTIFIED WITHIN THE CITY'S COMPREHENSIVE PLAN
- SITE SIZE: APROX. ±600 ACRES
- STRENGTHS: LOCATION RELATIVE TO TRANSPORTATION (ie DIA, C-470), EXISTING ACCESS, AND SOCIAL/ECONOMIC INFRASTRUCTURE.
- CHALLENGES:HIGHWAY AND AIRPORT NOISE, LANDFILL PROXIMITY



SHEET INDEX:

- COVER SHEET / VICINITY MAP
- LAND USE SCHEMATIC



SCALE: 1" = 1,000'

PROJECT NOTES:

- THIS APPLICATION IS FOR 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.



COHEN DENVER AIRPORT, LLC. c/o GAMETT AND KING
2600 PASEO VERDE PARKWAY, SUITE 250
HENDERSON, NV 89074
PHONE: (303) 332-5370
BRAD BURNS

COHEN DENVER AIRPORT, LLC
PRIME SITES PUD
COMMERCE CITY, COLORADO
VICINITY MAP

DATE 06/04/2018

1st SUBMITTAL TO JURISDICTION 06/05/2018 - D.M.
2nd SUBMITTAL TO JURISDICTION 09/28/2018 - D.M.

REVISIONS

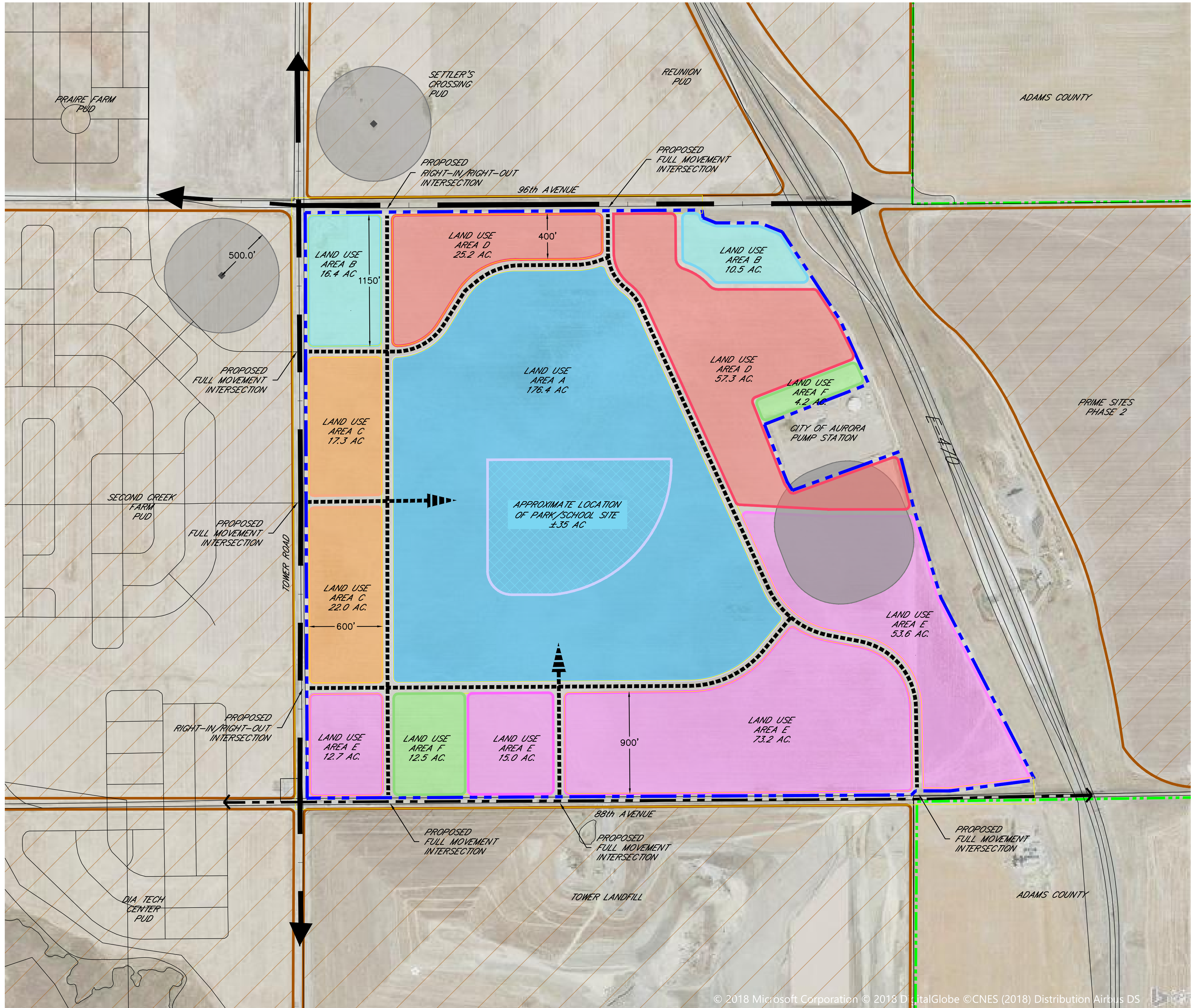
DR. MDC CH. --

JOB 18001232

SHEET NO.

1 OF 2

PRIME SITES PUD
A PART OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, CITY OF COMMERCE CITY, STATE OF COLORADO
PUD CONCEPT SCHEMATIC



- LAND USES:
- MEDIUM DENSITY RESIDENTIAL: SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED/DUPLEXES/PAIRED HOMES, PATIO HOMES, AND TOWNHOMES.
 - MIXED-USE: RESTAURANTS, SHOPS, FINANCIAL SERVICES, DAY CARE, PLACES OF WORSHIP, SENIOR HOUSING, HOTELS, AND OTHER GENERAL COMMERCIAL/RETAIL USES. EXCLUDES AUTO ORIENTED USES (NO DRIVE-THRU, REPAIR SHOPS, GAS STATIONS). MULTI-FAMILY OR OTHER HIGH-DENSITY RESIDENTIAL WITH COMMERCIAL AT GROUND LEVEL AND RESIDENTIAL ABOVE.
 - OFFICE/FLEX: OFFICES, FLEX SPACE, LIGHT INDUSTRIAL AND HIGH-TECH USES. COMMERCIAL TO SUPPORT, INCLUDING RETAIL, RESTAURANTS, AND HOTEL.
 - COMMUNITY COMMERCIAL CENTER: RETAIL, RESTAURANT, OFFICE, GENERAL COMMERCIAL ANCHORED BY MID-TO-BIG BOX ANCHOR (E.G. GROCERY). PLAZA OR OTHER OUTDOOR SPACE.
 - COMMERCIAL: RESTAURANTS, SHOPS, FINANCIAL SERVICES, THEATER, MEDICAL/DENTAL/VETERINARY OFFICE, DAY CARE, SENIOR HOUSING, AUTO USES, HOTELS, OR OTHER GENERAL COMMERCIAL. MAY INCLUDE SOME PUBLIC USES AND HIGH DENSITY RESIDENTIAL.
- BUFFERS:
- IT IS THE INTENT OF THIS PROJECT TO BUFFER THE RESIDENTIAL LAND USE (AREA A) FROM THE TOWER LANDFILL. IT IS ANTICIPATED THAT ENHANCED LANDSCAPING ALONG 88TH AVENUE WILL BE REQUIRED.
 - LAND USE AREA 3 WILL ALSO PROVIDE A BUFFER BETWEEN THE RESIDENTIAL LAND USE AND THE LAND FILL. BUILDING WILL BE ENCOURAGED CLOSE TO THE INTERNAL ROADWAYS AND PARKING AREAS ALONG 88TH AVENUE.

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LAKEWOOD, CO 80226
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DMARRUGA@ATWELL-GROUP.COM

CLIENT	COHEN DENVER AIRPORT, LLC
	2600 PASEO VERDE PARKWAY, SUITE 250 HENDERSON, NV 89074
DATE	12/19/2018
	1st SUBMITTAL TO JURISDICTION 06/08/2018 - DM 2nd SUBMITTAL TO JURISDICTION 09/28/2018 - DM 3rd SUBMITTAL TO JURISDICTION 12/19/2018 - DM
REVISIONS	
DR.	MDC
CH.	DJM
JOB	18001232
SHEET NO.	2 OF 2

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