

# THE VILLAGES AT BUFFALO RUN WEST

CASE # Z-695--98-19

## PUD ZONE DOCUMENT AMENDMENT #1

A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 1 OF 2

### Legal Description

KNOW ALL MEN BY THESE PRESENTS THAT 120TH AND CHAMBERS, LLC, A COLORADO LIMITED LIABILITY COMPANY, WALL DEVELOPMENT GROUP, YFP LLC, AND H AND A STORAGE LLC BE-ING THE OWNERS OF PART OF THE NORTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 1, LOT 2, LOT 3, LOT 4 AND TRACT A, BUFFALO RUN SUBDIVISION FILING NO. 2 AS RECORDED IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NO. 2017000043542.

CONTAINING 352,459 SQUARE FEET, OR 8.0913 ACRES, MORE OR LESS.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, AD 20\_\_\_\_\_.

BY \_\_\_\_\_  
120th & Chambers, LLC (Lot 1)

BY \_\_\_\_\_  
WALL DEVELOPMENT GROUP (Lot 2)

BY \_\_\_\_\_  
YFP LLC (Lot 3)

BY \_\_\_\_\_  
H and A Storage LLC (Lot 4 & Tract A)

Owner Signatures:  
120th & Chambers, LLC being the owner 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 stated herein.

BY \_\_\_\_\_  
120th & Chambers, LLC

Acknowledgement:  
State of Colorado  
County of Adams  
City of Commerce City  
The foregoing instrument was acknowledged by me  
this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public \_\_\_\_\_

My Commission Expires \_\_\_\_\_

WALL DEVELOPMENT GROUP being the owner 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 stated herein.

BY \_\_\_\_\_  
WALL DEVELOPMENT GROUP

Acknowledgement:  
State of Colorado  
County of Adams  
City of Commerce City  
The foregoing instrument was acknowledged by me  
this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public \_\_\_\_\_

My Commission Expires \_\_\_\_\_

YFP LLC being the owner 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 stated herein.

BY \_\_\_\_\_  
YFP LLC

Acknowledgement:  
State of Colorado  
County of Adams  
City of Commerce City  
The foregoing instrument was acknowledged by me  
this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public \_\_\_\_\_

My Commission Expires \_\_\_\_\_

### Vicinity Map



### Planning Commission Certificate:

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

CHAIRPERSON \_\_\_\_\_

### City Council Certificate:

APPROVED BY THE CITY OF COMMERCE CITY, CITY COUNCIL  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_.

ATTEST: \_\_\_\_\_

CITY CLERK \_\_\_\_\_

MAYOR \_\_\_\_\_


### Adams County 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 \_\_\_\_\_, \_\_\_\_.

COUNTY CLERK AND RECORDER \_\_\_\_\_

SHEET INDEX	
SHEET #	SHEET DESCRIPTION
1	COVER SHEET
2	LAND USE SCHEDULE

Reception # \_\_\_\_\_

CITY OF COMMERCE CITY		
7887 EAST 60TH AVENUE		
COMMERCE CITY, CO 80022		
Title: PUD ZONE DOCUMENT AMENDMENT # 1		
Date Modified: 2.27.19		
Drawn By: JAX		
Checked By: RK	Sheet 1 of 2	

# THE VILLAGES AT BUFFALO RUN WEST

## PUD ZONE DOCUMENT AMENDMENT #1

### SHEET 2 OF 2

#### Purpose Statement:

THE ORIGINAL PUD FOR THE VILLAGES AT BUFFALO RUN WEST AREA WAS ESTABLISHED TO ALLOW FOR THE COORDINATED DEVELOPMENT OF A LARGE RESIDENTIAL AREA AND ASSOCIATED COMMERCIAL AREA, IN THE NORTHERN RANGE OF COMMERCE CITY.

THE SUBJECT ZONING AMENDMENT IS MEANT TO PRESERVE THE UNDERLYING ZONE DISTRICTS WHICH REMAIN UNCHANGED FROM THE ORIGINAL VILLAGES AT BUFFALO RUN WEST PUD, WHILE UPDATING AND MODERNIZING THE PERMITTED COMMERCIAL USES ALLOWED AT THE SOUTHWEST CORNER OF E. 120TH AND CHAMBERS ROAD.

#### Land Use Notes

(1) Indoor climate controlled self-storage

- Shall be allowed on Lot 4 only.

(2) Unclassified or unlisted uses

- Any specific use not listed as a Permitted Use is prohibited unless the city determines, consistent with this note, that the use falls into one of the listed Permitted Use classifications. If a proposed use is not specifically listed as a Permitted Use, an applicant may seek a written interpretation from the director that the use falls into one of the Permitted Uses. The director shall base this determination on the following considerations: (a) whether the proposed use is similar in terms of hours of operation, traffic impacts, environmental impacts, and the potential for adverse impacts on surrounding properties; (b) whether the proposed use is typically housed in buildings or structures similar and compatible to those used to house Permitted Uses in the PUD zone district; and (c) whether the proposed use is consistent with the purpose and intent of the PUD zone document. A determination by the director that the proposed use does not fall into a Permitted Use classification may be appealed pursuant to the procedures outlined in article III of the City of Commerce City Land Development Code. Unless the director's decision is overturned on appeal, the proposed use shall be prohibited until the PUD is amended to indicate that such use is an allowed or special use permit within the PUD zone district.

(3) All commercial uses

- All commercial uses shall comply with the requirements specified in the C-3 Commercial District chapter of the City of Commerce City Land Development Code.

#### Allowable Land Uses

USES ARE ALLOWED IN THE VILLAGES AT BUFFALO RUN WEST COMMERCIAL AREA IN ACCORDANCE WITH THE PERMITTED USES LIST AS FOLLOWS (3):

##### Permitted Uses

1. Retail Establishments excluding retail marijuana, pawn shop or sexually oriented businesses
2. Eating and Drinking Establishments including drive-thru/up service
3. Financial Institutions
4. General Office
5. Personal Services, including, without limitation, dry cleaning, barber and beauty shops, and studios such as photography and art studios, and instructional services
6. Bakeries selling at least 50% of their goods on premises
7. Urgent Care, Medical/Dental Office, Healthcare Clinics, Outpatient Surgical Center
8. Outdoor/Indoor Recreation or Amusement Facilities
9. Printing & Publishing Facilities
10. Day-care Facilities or Schools
11. Animal Services excluding boarding facilities except for animals being treated
12. Governmental or Quasi-Governmental Facilities
13. Convenience stores – Including gas and car wash
14. Religious Institutions
15. Indoor Climate Controlled Self-Storage without Outdoor Storage (1)
16. Vehicle/Equipment Sales and Services
17. Hotel or Motel Lodging Establishments
18. Microbrewery or Micro-winery
19. Private Lodge or Club
20. Assisted Living Facility
21. Nursing Home
22. Educational Facilities
23. Repair Services (Not Including Vehicles)

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