

# THIRD CREEK WEST PUD

## A PARCEL OF LAND LOCATED WITHIN SECTIONS 10 & 11, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

### LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED WITHIN SECTIONS 10 AND 11, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF ADAMS, STATE OF COLORADO, BEING A PART OF THE LAND DESCRIBED IN RECEPTION 20060403000331420, RECORDED IN THE CLERK AND RECORDERS OFFICE OF SAID COUNTY; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHEAST CORNER OF SAID SECTION 10, WHENCE THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10 BEARS SOUTH 89°43'27" WEST, ALL BEARINGS HEREON ARE REFERENCED TO THIS LINE;

THENCE ALONG SAID SOUTH LINE ALSO BEING PRESENT CITY OF COMMERCE CITY LIMITS PER ANNEXATION MAP AN-102-89 RECORDED AT THE ADAMS COUNTY CLERK AND RECORDERS OFFICE FILE NO. 16 MAP 872 10/31/1989, SOUTH 89°43'27" WEST, A DISTANCE OF 1604.40 FEET TO THE EAST RIGHT-OF-WAY LINE OF E-470 AS RECORDED IN BOOK 4580 PAGE 817, IN SAID RECORDS;

THENCE DEPARTING SAID CITY LIMITS AND SAID SOUTH LINE AND ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING TEN (10) COURSES:

1. NORTH 00°16'35" WEST, A DISTANCE OF 69.81 FEET;
2. NORTH 82°40'08" WEST, A DISTANCE OF 531.62 FEET;
3. NORTH 44°59'49" WEST, A DISTANCE OF 118.03 FEET;
4. NORTH 00°17'00" WEST, A DISTANCE OF 36.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,363.24 FEET;
5. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°21'54", AN ARC LENGTH OF 317.99 FEET TO A POINT OF TANGENCY;
6. NORTH 13°38'54" WEST, A DISTANCE OF 461.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,183.24 FEET;
7. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°30'20", AN ARC LENGTH OF 258.26 FEET TO A POINT OF TANGENCY;
8. NORTH 01°08'34" WEST, A DISTANCE OF 1,899.94 FEET;
9. NORTH 01°09'03" WEST, A DISTANCE OF 307.81 FEET;
10. NORTH 03°37'50" EAST, A DISTANCE OF 462.68 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10;

THENCE ALONG SAID SOUTH LINE, NORTH 89°45'16" EAST, A DISTANCE OF 411.08 FEET TO THE WESTERLY LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2014000058758 IN SAID RECORDS;

THENCE DEPARTING SAID SOUTH LINE ALONG SAID WESTERLY LINE, SOUTH 00°06'28" WEST, A DISTANCE OF 1,316.76 FEET TO A POINT ON SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10;

THENCE ALONG SAID NORTH LINE, NORTH 89°44'18" EAST, A DISTANCE OF 638.89 FEET TO THE WEST LINE OF SAID THIRD CREEK COUNTRY RANCHETTES;

THENCE ALONG SAID WEST LINE, NORTH 00°06'59" WEST, A DISTANCE OF 30.00 FEET TO THE NORTH RIGHT-OF-WAY OF E. 108TH AVENUE;

THENCE ALONG SAID NORTH RIGHT-OF-WAY, BEING 30.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, NORTH 89°44'18" EAST, A DISTANCE OF 1303.02 FEET TO THE WEST RIGHT-OF-WAY OF HIMALAYA ROAD AS

SHOWN ON SAID THIRD CREEK COUNTRY RANCHETTES;

THENCE ALONG SAID WEST RIGHT-OF-WAY, BEING 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10, NORTH 00°14'53" WEST, A DISTANCE OF 1236.24 FEET TO THE NORTH LINE OF SAID THIRD CREEK COUNTRY RANCHETTES;

THENCE ALONG SAID NORTH LINE, NORTH 89°44'47" EAST, A DISTANCE OF 20.00 FEET TO THE WEST RIGHT-OF-WAY OF SAID HIMALAYA ROAD, AS RECORDED IN BOOK 1278, PAGE 345 IN SAID RECORDS;

THENCE ALONG SAID WEST RIGHT-OF-WAY, BEING 30.00 WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10, NORTH 00°14'53" WEST, A DISTANCE OF 49.94 FEET;

THENCE ALONG A LINE 30.00 WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10 AND THE PROLONGATION THEREOF, NORTH 00°16'13" WEST, A DISTANCE OF 1345.41 FEET TO THE NORTHERLY RIGHT-OF-WAY OF 112TH AVENUE RECORDED AT BOOK 4 PAGE 450 IN SAID RECORDS;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. NORTH 89°47'15" EAST, A DISTANCE OF 30.00 FEET;
2. NORTH 89°51'38" EAST, A DISTANCE OF 1,499.61 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, SOUTH 00°08'22" EAST, A DISTANCE OF 559.82 FEET;

THENCE SOUTH 89°51'38" WEST, A DISTANCE OF 1,388.81 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 890.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 77°42'26" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°19'17", AN ARC LENGTH OF 424.39 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 39°36'51" EAST, A DISTANCE OF 316.45 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,010.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°23'07", AN ARC LENGTH OF 694.28 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 00°13'44" EAST, A DISTANCE OF 1584.58 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 299.82 FEET;

THENCE SOUTH 00°09'58" EAST, A DISTANCE OF 274.69 FEET;

THENCE SOUTH 00°20'55" EAST, A DISTANCE OF 626.82 FEET;

THENCE SOUTH 89°43'06" WEST, A DISTANCE OF 747.98 FEET;

THENCE SOUTH 39°36'51" WEST, A DISTANCE OF 11.46 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 890.00 FEET;

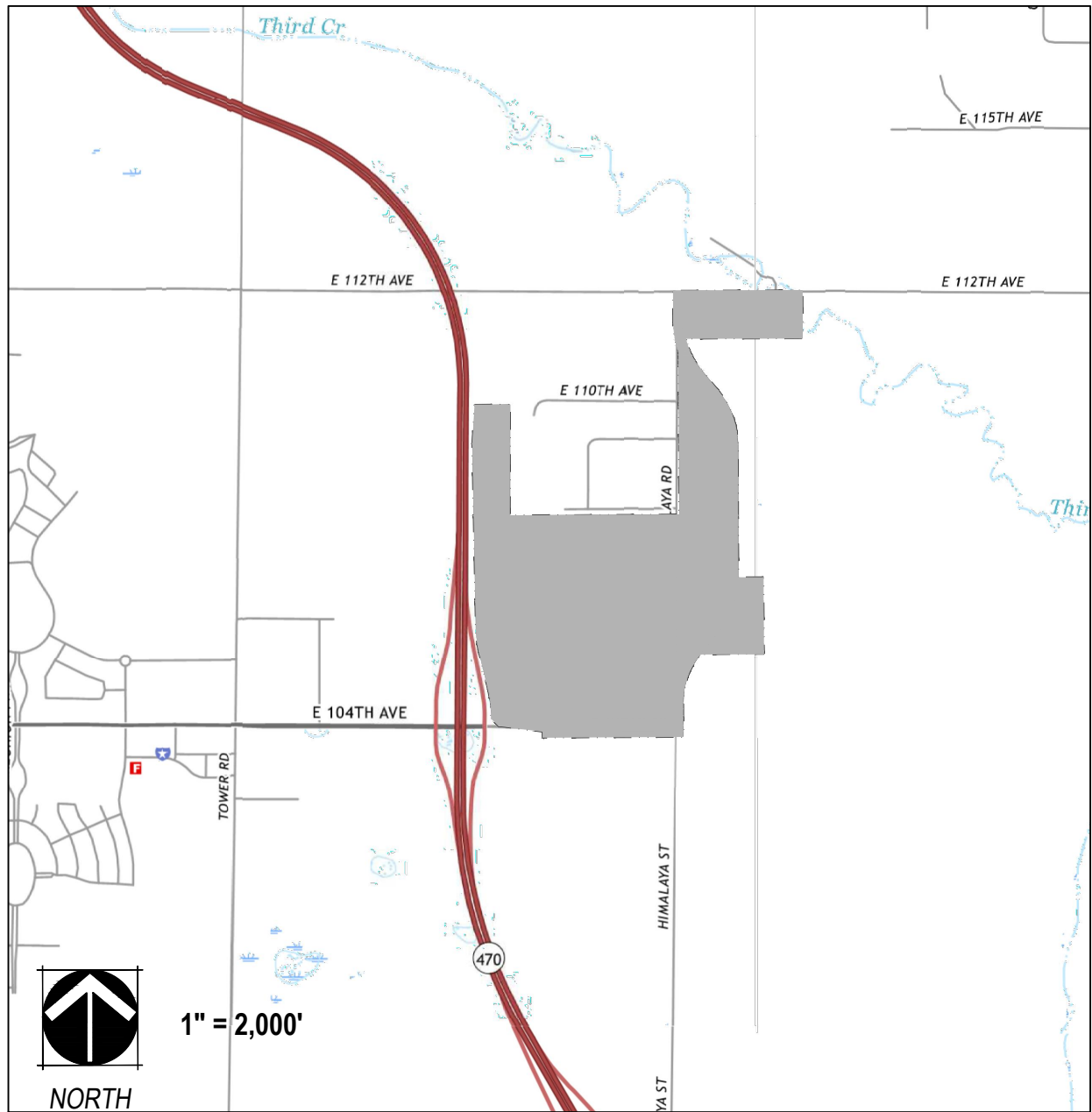
THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°50'36", AN ARC LENGTH OF 618.90 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 00°13'45" EAST, A DISTANCE OF 403.14 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11;

THENCE ALONG SAID SOUTH LINE, SOUTH 89°46'09" WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE PRESENT COMMERCE CITY LIMITS AND TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 238.573 ACRES (10,392,235 SQUARE FEET), MORE OR LESS.

### VICINITY MAP



### LAND OWNER

**SMT Investors Limited Partnership**

1242 East Jackson Street  
Phoenix, AZ 85034

Contact: Rory Blakemore

### CONSULTANTS

#### APPLICANT

#### REPRESENTATIVE:

**The Stanton Solution**

2373 Central Park Boulevard,  
Suite 100

Denver, CO 80238

Contact: Susan Stanton

susan@thestantonsolution.com

#### PLANNER/LANDSCAPE

#### ARCHITECT:

**Norris Design**

1101 Bannock Street

Denver, CO 80204

Contact: Mitch Black

303-892-1166

mblack@norris-design.com

#### CIVIL ENGINEER:

**Redland**

1500 West Canal Court

Littleton, CO 80120

Contact: Mike Pietschmann

720-283-6783

mpietschmann@redland.com

### SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
1	Cover Sheet
2	Project Intent
3	Project Intent
4	PUD Zoning Map
5	Land Use Standards
6	Allowed Uses
7	Road Standards
8	Road Standards
9	Road Standards

### OWNER'S CERTIFICATE

SMT Investors Limited Partnership, being the owner of the property located in the City of Commerce City, County of Adams, State of Colorado, does hereby submit this Planned Unit Development Zone Document and agree to perform under the terms noted herein.

By: \_\_\_\_\_  
Name, Title  
SMT Investors Limited Partnership

Acknowledgement:

State of )  
County of ) ss  
City of )

The foregoing ownership certificate was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ AD 20\_\_\_\_ by \_\_\_\_\_.

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

My commission expires \_\_\_\_\_

### PLANNING COMMISSION CERTIFICATE

Approval by City of Commerce City, Planning Commission, this \_\_\_\_\_ day of \_\_\_\_\_ AD 20\_\_\_\_.

Attest: \_\_\_\_\_  
Chairperson

### CITY COUNCIL CERTIFICATE

Approval by City of Commerce City, City Council, this \_\_\_\_\_ day of \_\_\_\_\_ AD 20\_\_\_\_.

Attest: \_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

### ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE

This PUD Zone Document was filed for record in the office of the Adams County Clerk and Recorder, in the State of Colorado, at \_\_\_\_\_, \_\_\_\_M. on the \_\_\_\_\_ day of \_\_\_\_\_ AD 20\_\_\_\_.

By: \_\_\_\_\_  
County Clerk and Recorder

By: \_\_\_\_\_  
Deputy

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

THIRD CREEK WEST  
PLANNED UNIT DEVELOPMENT ZONE DOCUMENT  
COMMERCE CITY, COLORADO

OWNER:  
COWLEY COMPANIES  
1242 EAST JACKSON ST.  
PHOENIX, ARIZONA 85034  
602.385.4213

DATE:  
07/27/18 PUDZ 01  
11/30/18 PUDZ 02  
03/25/19 PUDZ 03  
06/14/19 PUDZ 04  
07/26/19 PUDZ 05  
09/04/19 PUDZ 06  
09/30/19 PUDZ 07

SHEET TITLE:  
COVER SHEET

SHEET NUMBER:  
1 of 9



# THIRD CREEK WEST PUD

## A PARCEL OF LAND LOCATED WITHIN SECTIONS 10 & 11, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

### PROJECT SUMMARY

**Project Area:** Approximately 234.3 acres  
**Existing Comprehensive Plan Designation:** **Mixed-Use/ Commercial/ Residential**  
**Existing Land Use:** Agricultural (A-3 Adams County)  
**Project Description:** This Third Creek West PUD Zone Document describes the permitted land uses and development standards for this property located adjacent to E-470 (toll road) to the west, E. 104th Avenue (principal arterial) to the south, future Himalaya Parkway (minor arterial) to the east, and E. 108th Avenue (local)/ E. 112th Avenue (minor arterial) to the north. Third Creek West is envisioned as a traditional neighborhood community with mixed-use, commercial, and residential uses. Incorporated into the community will be a local commercial and mixed use area, a variety of residential home types and a system of open space, parks and trails. The community will have convenient access to major transportation corridors in the area.

The purpose of this Third Creek West PUD is to encourage the development of this site as a cohesive development, and to allow greater flexibility in design to meet market demand, including more variety and diverse relationships between buildings, open space and land uses.

This PUD Zone Document is also intended to protect and promote the public health, safety and welfare of existing and future residents of Commerce City, while establishing compatibility with nearby land uses.

### GENERAL NOTES

- Access is preliminary and subject to final approval by Public Works.
- In the event of any conflict between a standard stated in this Third Creek West PUD and the Commerce City Land Development Code, then this Third Creek West PUD will apply. If the Third Creek West PUD does not state a relevant standard, then the Commerce City Land Development Code, as amended, shall apply.

### PROJECT NOTES

#### PROJECT INTENT:

Third Creek West is planned to be a traditional neighborhood community with significant opportunities for mixed-use and key commercial uses in northeastern Commerce City. The property consists of approximately 234.3 acres, and will include a range of uses, including residential and commercial. This PUD Zone Document achieves a platform to accommodate both near-term and long-term development forms and densities.

#### STATEMENT OF EXISTING CONDITIONS:

- The area of this new community has no existing amenities. Community amenities will be planned as a part of future development at Third Creek West, as appropriate.
- Existing challenges for development at Third Creek West include a lack of accessible infrastructure between E-470 and the Denver International Airport. Infrastructure will be planned to support the proposed development in this new community.
- Three (3) wells and associated infrastructure currently exist on site. These wells are currently shut-in and are will be capped an abandoned prior to any future building permits being issued. These sites will be subject to a future Surface Use Agreement.

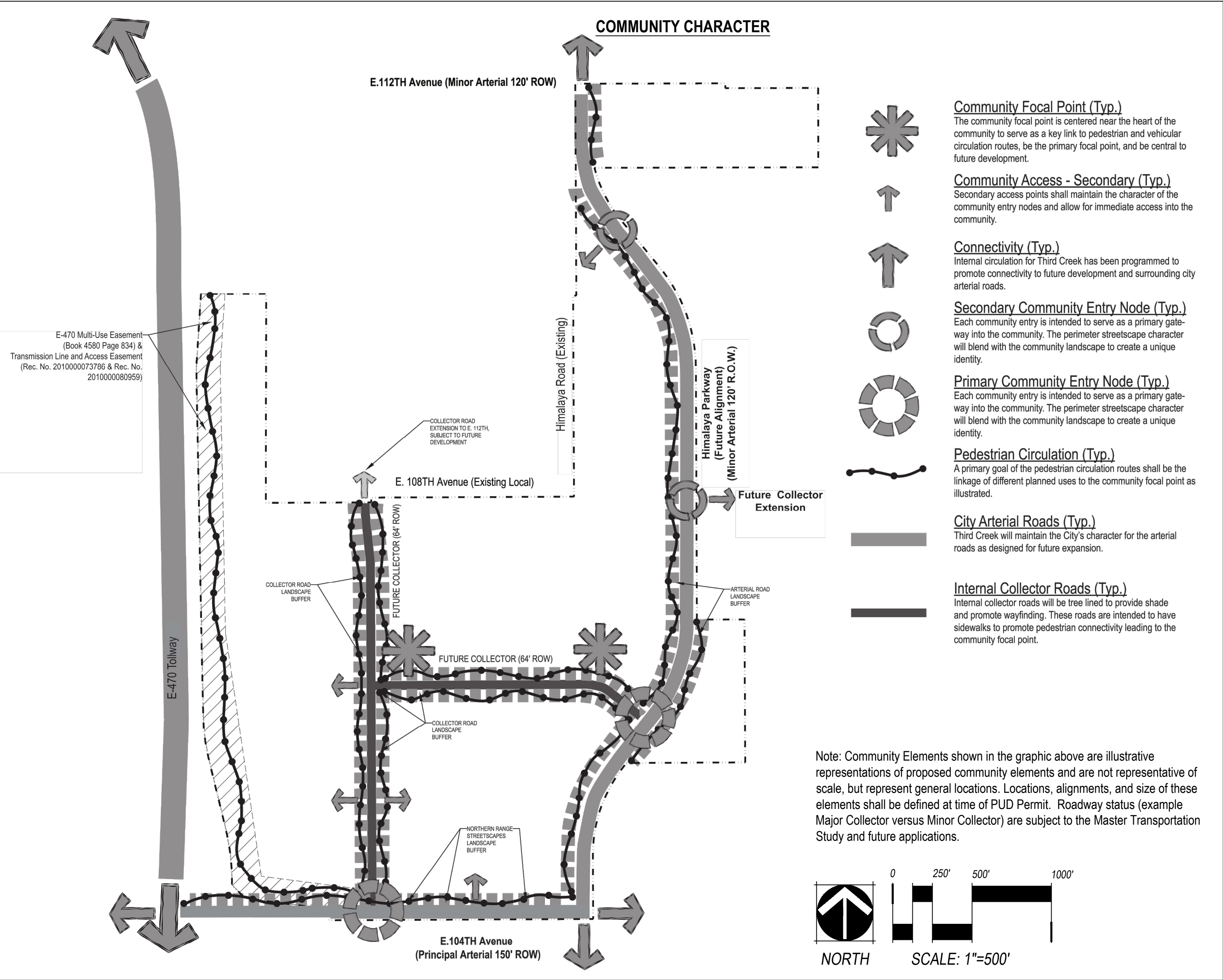
#### C3 FUTURE LAND USE PLAN (FLUP) COMPLIANCE:

The Commerce City C3 Plan proposes Commercial, Mixed-Use E-470, Mixed-Use Corridor/ Commercial, and Residential land uses within this area. The Third Creek West land use plan is consistent with the intent of the Commerce City C3 FLUP. These proposed land uses are generally included with this PUD Zone Document and have been oriented to maximize views and development opportunities provided by adjacent infrastructure such as E-470 and E. 104th Avenue.

#### LAND USE PLAN:

The Third Creek West property is conveniently located at the intersection of E-470 and E. 104th Avenue, both of which offer ideal frontage and access for commercial and residential uses. These major corridors also provide direct access for residents commuting within the Metro Area and to nearby Denver International Airport.

Located adjacent to E-470 (toll road) to the west, E. 104th Avenue (principal arterial) to the south, future Himalaya Parkway (minor arterial) to the east, and E. 108th Avenue (local) and E. 112th Avenue (minor arterial) to the north, primary service access for infrastructure into the property may be facilitated from E. 104th Avenue, E. 112th Avenue and Himalaya Road, with additional service access from E. 108th Avenue. Internal vehicular circulation will be provided by a system of collector, local, and/or private alleys/streets. Final locations and alignments of these roadways will be determined at the time of PUD Permit. Pedestrian circulation will be provided through a network of detached sidewalks primarily located within right-of-way corridors and off-street trails which are designed to provide safe and convenient pedestrian access between neighborhoods and major points of interest, such as commercial development and parks.



THIRD CREEK WEST PUD

A PARCEL OF LAND LOCATED WITHIN SECTIONS 10 & 11, TOWNSHIP 2 SOUTH,

RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,

COUNTY OF ADAMS, STATE OF COLORADO

LAND USE TYPE / ORIENTATION

- A mix of uses will provide a logical transition of commercial and residential uses by allowing the higher intensity uses to be located adjacent to the 104th Avenue corridor to the south and allowing neighborhood retail, multi-family and single-family attached residential uses to transition to the north towards the existing off-site and proposed Third Creek West single-family detached residential areas.
- In efforts to enhance the opportunity to provide significant retail and/or employment-oriented uses, the more intensive land uses (commercial and mixed-use) have been strategically located along the E. 104th Avenue corridor.
- Located in close proximity to neighborhood and regionally attractive commercial areas, Third Creek West has a unique opportunity for a wide range of homes to be constructed in neighborhoods that can increase the local customer base.
- Transitions between uses are achieved through gradation of land use types, appropriate setbacks, and enhanced landscaping.

PROJECT PHASING:

Phasing will occur in a logical and cost-effective manner based on infrastructure extension and market conditions. The project may be built in several phases over multiple years.

COMMUNITY IMAGE AND CHARACTER

COMMUNITY CHARACTER INTENT:

Based on the primary building blocks such as land use type/orientation, neighborhood connectivity, convenient pedestrian access, complementary streetscape elements and centralized community focal points, Third Creek West is positioned to emerge as a successful community in Commerce City.

Community design elements and standards play an important role in a well-planned community and should be viewed as a cohesive package, where each element has a particular function and purpose. As Third Creek West is developed over time, the developer will assess all the functions and purposes that should be accommodated within the public space of the community, and then implement the appropriate elements and standards to allow those functions to occur in a safe and effective manner. Staying within a general neighborhood planning and design theme helps create an identifiable and cohesive community over time. Community Design Elements and Standards shall be defined with each PUD Permit, and shall generally apply as follows:

COMMUNITY FEATURES:

- Parks are generally planned to be centrally located in the community to provide amenities within walking distance to a majority of commercial users and residents while also providing central organizing features.
- Generally located at the primary internal “cross roads” in the Third Creek West community, focal points will serve as organizing elements for pedestrian activities and key community entrances. (Reference Potential Focal Point Elements below)
- Proposed amenities will be planned to provide a range of features and will generally be coordinated with other local public facilities for variation in programming.
- Appropriate levels of landscape improvements should be provided along perimeter arterial roads to buffer and transition to adjacent uses.

COMMUNITY FOCAL POINTS AND ENHANCED EDGES:

Community focal points will generally serve as central amenities for Third Creek West. The community focal points will have a variety of activities, both active and passive. Enhanced landscaped edges will serve as physical and visual "gateways" to the community, as well as providing buffers between uses, and corridors for sections of a local trail network. Due to the potential variety of activities, the final sizes of these areas shall be determined during PUD Permit application, but will follow the minimum size requirements depending on surrounding densities. These areas will be centrally located within close proximity of a network of community trails, parks and open space areas encouraging alternative transportation opportunities into the core of Third Creek West. Shade trees, benches, bike racks, pedestrian lighting, and other similar features are typical elements that can be used to enhance the character of these areas. Final elements, standards and materials proposed will be shown on the PUD Permit application.

POTENTIAL FOCAL POINT ELEMENTS:

The following list of Potential Focal Point Elements may be incorporated into various locations within the Third Creek West PUD, as appropriate.

- Community green space
- Shade structure(s)
- Basketball court
- Playground
- Pet area(s) and station(s)
- Fitness station(s) / trail(s)
- Public art element(s)
- Interpretive trail element(s)
- Plaza(s)

NOTE: Other similar elements may also be appropriate. Program elements may include the items as shown or others and will be determined as part of the PUD Permit application.

COMMUNITY PROGRAM OPPORTUNITIES:

The following Community Program Opportunities may be incorporated into various locations within the Third Creek West PUD, as appropriate.

- Provide learning opportunities for residents and the community through the use of interpretative signage. Details regarding implementation of interpretative signage may be part of a comprehensive sign program developed during the subdivision stages of this community.
- Integrate community gathering opportunities into landscape site plans to promote community interaction.
- Provide site amenities along public corridors and gathering areas including benches, litter receptacles, bike racks, and similar elements to promote connection to an outdoor lifestyle, where appropriate.
- Provide pedestrian corridors within community green spaces, where feasible.
- Utilize indigenous materials and other compatible materials associated with the region, as appropriate.

NOTE: Other similar elements may also be appropriate. Final community program elements will be determined with PUD Permit applications.

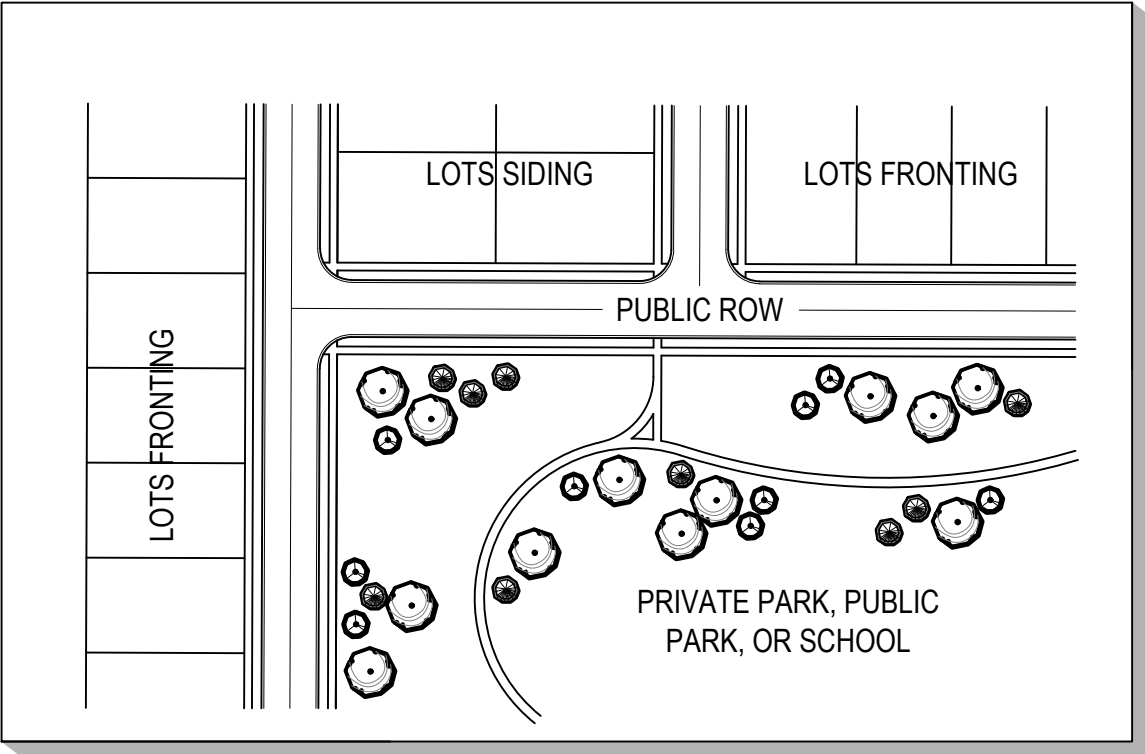
COMMUNITY TRAIL SYSTEM / INTERPRETIVE TRAIL ELEMENTS:

To promote a connection to the natural environment, a variety of trails and trail types which may incorporate interpretive elements ranging in size and purpose are envisioned to be integrated into the proposed community trail system. A community art program and/or interpretive signage are examples of elements that may be used to enhance the community trail amenity. Specific elements will be defined with future PUD Permit applications.

In addition, activity nodes, or enlarged areas along the trail system, may be used to promote outdoor activities and learning, including health and wellness in the community. A variety of materials and elements, including, but not limited to hardscaping, landscaping, public art, and other similar features may be used to tell the story of the community and to create a unique identity through its trail programs and pedestrian corridors. The size, quantity and location of these elements will be based on the final program determined at time of future PUD Permit applications.

LOTS ADJACENT TO PARKS:

Unless otherwise approved by the Community Development Director, residential lots that are located next to a public park, private park, or school shall front directly or side onto these uses or shall be connected via a public road.













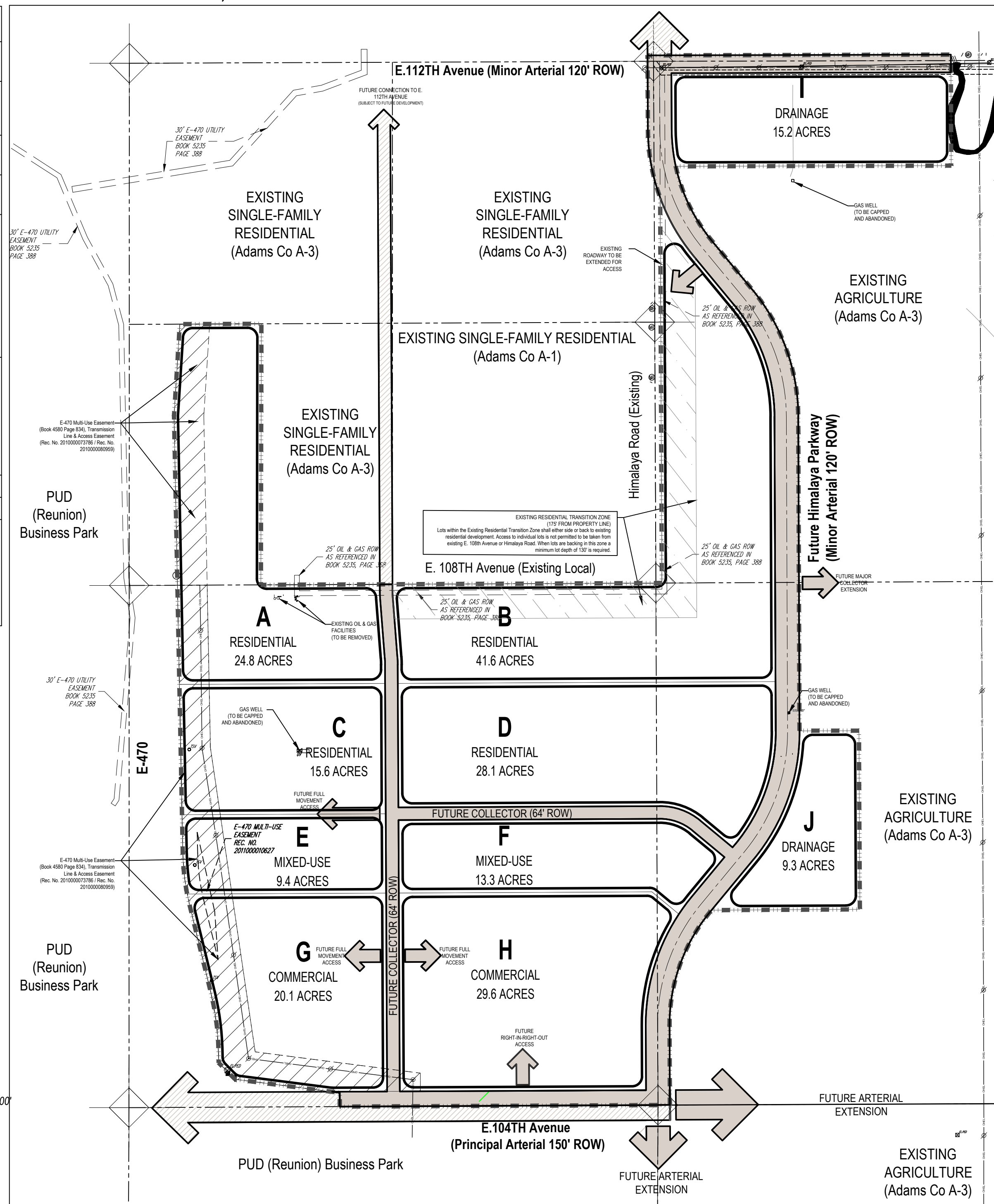
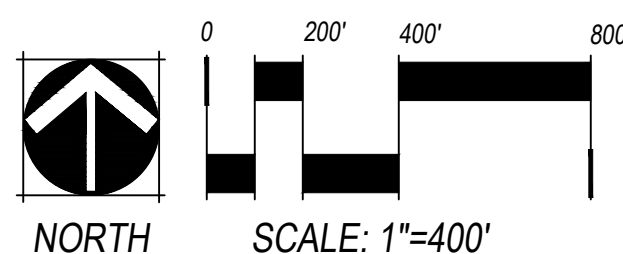
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COUNTY OF ADAMS, STATE OF COLORADO

PLANNING AREA	USE	DESCRIPTION OF USES (1)	ACRES	% OF OVERALL DEVELOPMENT	PERMITTED GROSS DENSITY
A	Residential	Includes single-family detached and single-family attached (townhome/duplex) uses.	±24.8	10.6%	3-8 DU/AC
B	Residential	Includes single-family detached and single-family attached (townhome/duplex), uses. Small lots are not permitted within this Planning Area.	±41.6	17.8%	3-8 DU/AC
C	Residential	Includes single-family detached, single-family attached (townhome/duplex) and multifamily uses.	±15.6	6.7%	4-12 DU/AC
D	Residential	Includes single-family detached, single-family attached (townhome/duplex) and multifamily uses.	±28.1	12.0%	4-12 DU/AC
E	Mixed-Use	Includes a horizontal or vertical mix of land uses such as single-family detached, single-family attached (townhome/duplex), and multifamily residential, neighborhood level commercial, retail and office uses.	±9.4	4.0%	0.25 FAR (Non-Residential) / 6-20 DU/AC, (maximum 75% residential permitted in PA-E & PA-F combined)
F	Mixed-Use	Includes a horizontal or vertical mix of land uses such as single-family detached, single-family attached (townhome/duplex), and multifamily residential, neighborhood level commercial, retail and office uses.	±13.3	5.7%	
G	Commercial	Includes primarily commercial, retail, and office uses, but may also include high density residential as part of a vertical mixed-use development.	±20.1	8.6%	0.25 FAR (Non-Residential) / 8-40 DU/AC (Maximum 50% total land area permitted for residential as part of a vertical mix use)
H	Commercial	Includes primarily commercial, retail and office uses, but may also include high-density residential as part of a vertical mixed-use development.	±29.6	12.6%	
I*	Drainage	Detention (Intended for future development)	±15.2	6.5%	N/A
J*	Drainage	Detention (Intended for future development)	±9.3	4.0%	N/A
ROW to be dedicated		Arterial and Collector Right-of-Way	±29.3	12.4%	Maximum 1,050 Units Total (6)
Total Land Area			±234.3	100.0%	
Minus Planning Areas I & J			±24.5	10.5%	
Total Developable Land Area			±209.8		

## GENERAL NOTES

- ### LEGEND

- |   |  |
|---|--|
|  | PROPERTY BOUNDARY                                |
|  | ANNEXATION BOUNDARY                              |
|  | PLANNING AREA BOUNDARY                           |
|  | PLANNING AREA                                    |
|  | PROPOSED RIGHT-OF-WAY                            |
|  | PROPOSED RIGHT-OF-WAY<br>(to be built by others) |
|  | EASEMENT   |
|  | EXISTING RESIDENTIAL<br>BUFFER ZONE              |



THIRD CREEK WEST  
PLANNED UNIT DEVELOPMENT ZONE DOCUMENT  
COMMERCE CITY, COLORADO

DATE:

07/27/18 PUDZ 01
11/30/18 PUDZ 02
03/25/19 PUDZ 03
06/14/19 PUDZ 04
07/26/19 PUDZ 05
09/04/19 PUDZ 06
09/30/19 PUDZ 07

SHEET TITLE:  
PUD ZONING  
MAP

SHEET NUMBER:  
4 of 9

THIRD CREEK WEST PUD  
A PARCEL OF LAND LOCATED WITHIN SECTIONS 10 & 11, TOWNSHIP 2 SOUTH,  
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO

BULK STANDARDS

USES	LOT SIZE (MIN.)	LOT WIDTH (MIN.) <sup>(2)</sup>	MIN. GROSS FLOOR AREA <sup>(11)</sup>	SETBACK (MIN.) FOR ALL STRUCTURES ADJACENT TO: <sup>(5, 6, 8)</sup>		FRONT YARD SETBACK (MIN.) <sup>(5, 6, 8, 9)</sup>	SIDE YARD SETBACK (MIN.) <sup>(1, 5, 6, 8, 9)</sup>	REAR YARD SETBACK (MIN.) <sup>(5, 6, 8, 9)</sup>	BUILDING HEIGHT (MAX.) <sup>(4)</sup>
				ARTERIAL	COLLECTOR				
Small Lot Single-family Detached Residential with Front-Loaded Garage	2,800 SF	40' <sup>(13)</sup>	1,300 SF <sup>(13)</sup>	25'	20'	6' to porch/ 10' to living/ 20' to garage	0'/5' side to living 10' to living corner lot condition/ <sup>(1, 3)</sup>	10'	35'
Standard Lot Single-family Detached Residential with Front-Loaded Garage	5,500 SF	50'	1,080 SF (1-STORY)/ 1,600 SF (2-STORY)	25'	20'	10' to living/porch / 20' to garage	5'/ 10' side corner lot condition <sup>(3)</sup>	15' <sup>(12)</sup>	35'
Single-family Detached Residential with Rear-Loaded Garage	2,700 SF	30'	800 SF (1-STORY)/ 1,400 SF (2-STORY)	25'	20'	6' to porch/ 10' to living	5' /10' side corner lot condition <sup>(3)</sup>	6' (no parking)/ 20' (parking allowed)	35'
Single-Family Attached Residential	1,800 SF	20' (interior unit)	800 SF (1-STORY)/ 1,250 SF (2-STORY)	25'	20'	6' to porch/ 10' to living/ 20' to garage	5' Exterior wall 0' Common wall / 10' side corner <sup>(3)</sup>	15' (front loaded)/ 6' (rear loaded- no parking)/ 20' (parking allowed)	35'
Multi-family Residential	N/A	N/A	N/A	25'	20' <sup>(7)</sup>	15' <sup>(7, 10)</sup>	15' (20' min. building separation) <sup>(10)</sup>	15' <sup>(10)</sup>	75'
Non-Residential Uses	N/A	30'	N/A	25'	20' <sup>(7)</sup>	10' <sup>(7, 10)</sup>	0' (20' min. building separation) <sup>(10)</sup>	15' <sup>(10)</sup>	75' (PA-E & F) / 150' (PA-G & F)

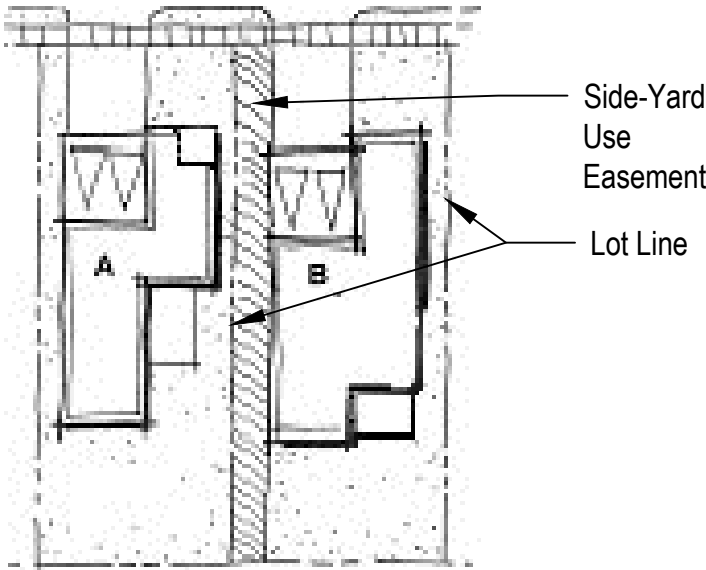
BULK STANDARDS TABLE NOTES:

- 0' lot line configurations are allowed. When 0' lot line configurations are permitted; detached garages may also utilize a 0' side setback. All structures must meet separation and code requirements as well as minimum standards for architecture.
- Minimum lot width shall be measured at the front lot line. Lot width may be measured at the front setback when lots are located along a curve.
- Side setbacks may be reduced to no less than 3' as measured from the finished material of the exterior wall to the property line (unless using a 0' lot line configuration- see above).
- Building height excludes parapets and other architectural treatments that screen rooftop mechanical equipment from view. These items are subject to height limitations as deemed appropriate during the development review process.
- Bay windows, window wells, cantilevers, chimneys, exterior posts/columns, solar panels, mechanical equipment, light fixtures, balconies, stairs and other similar architectural features are allowed to extend outward from the principal structure in front, side and rear yards. In no instance may an encroachment cross the property line or be located less than six-feet from the finished material of the encroachment to the adjacent property. Side-loaded garages and non-livable structures, such as covered porches and courtyards can encroach into a setback up to 5' provided the encroachment is not within the public right-of-way or transportation and utility easements.
- Setbacks shall be measured from public right-of-way to the foundation. 10' side yard setback for corner lots shall only apply to lots abutting a public right of way. Lots siding onto private streets, alleys, open space areas, or other similar uses shall use the 5' side yard setback standards. The driveway length shall be at least 20' from the back of the public sidewalk.

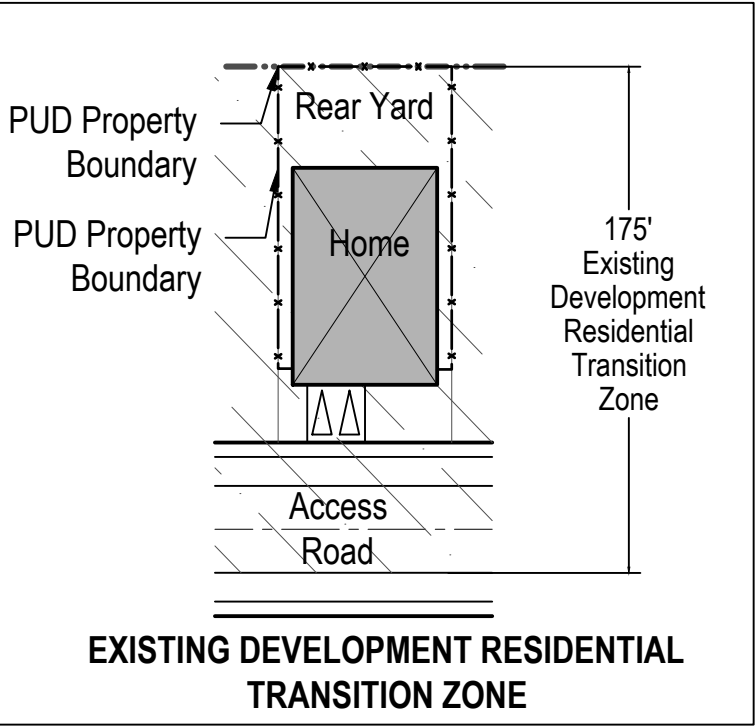
- Multi-family and Commercial development may utilize a 0' front yard setback when used in planning areas G and H to promote an urban edge/streetscape.
- Roof overhangs are permitted with a maximum encroachment of 2' into the building setback.
- Window wells are permitted to encroach into setbacks up to 3', as long as adequate drainage is accommodated.
- For Multi-family Residential and Non-Residential uses, setbacks shall be measured from each property line.
- Minimum gross floor area does not include garage or basement square footage.
- Lots within the "Existing Residential Transition Zone" shall have a minimum rear yard setback of 35 feet.
- Single-family lots with a 40' lot frontage shall require homes built to be 2-story. Single story homes are not permitted with 40' lot frontage to reduce garage door dominated elevations.

GENERAL NOTES:

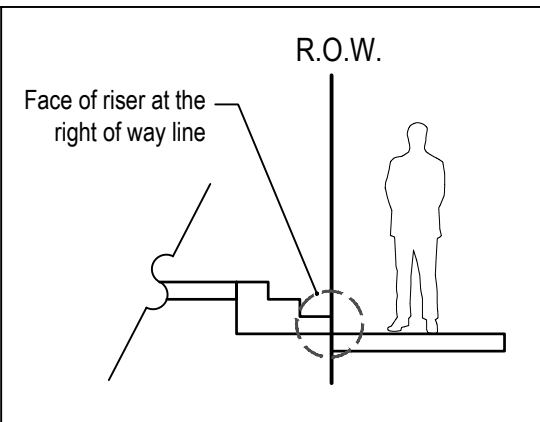
- No direct vehicular access to arterial or collector street for individual residences is permitted.
- The tread of the first entry step may be located immediately adjacent to public sidewalk.
- Side-yard use easements are permitted on single-family detached residential lots. Decks, patios, landscaping, walls, fences, rails, furniture, driveways and similar elements are permitted within the defined use easement.
- Shared driveways/driveway easements are permitted for all uses per then current code requirements.
- Accessory structures include all structures located within the parcel in which the use is incidental to the use of the principal structure.



SIDE-YARD USE EASEMENT



EXISTING DEVELOPMENT RESIDENTIAL TRANSITION ZONE



TREAD RISER AT ROW

OIL AND GAS NOTES:

- A minimum of 50 foot setback shall be maintained from plugged and abandoned wells to adjacent structures.
- Colorado Oil and Gas Conservation Commission (COGCC) and City standards for setbacks and development shall be observed for all oil and gas operations within the Third Creek West PUD Zone Document area.

OFF STREET PARKING REQUIREMENTS:

The following parking standards shall apply to the Third Creek West PUD Zone area. Land uses not specifically listed in the table below shall reflect minimums outlined in then current code.

TABLE VII-3 OFF-STREET PARKING REQUIREMENTS		
RESIDENTIAL USES		
HOUSEHOLD LIVING	MULTI-FAMILY DWELLING	1 space per 1 bedroom; 1.5 spaces per 2 bedroom; 2 spaces per 3+ bedroom; +10% of total required spaces for visitor parking
	SINGLE-FAMILY DETACHED DWELLING	2 spaces / dwelling unit
	SINGLE-FAMILY ATTACHED DWELLING	2 spaces / dwelling unit
NON-RESIDENTIAL		Reference Commerce City Land Development Code



THIRD CREEK WEST PUD  
A PARCEL OF LAND LOCATED WITHIN SECTIONS 10 & 11, TOWNSHIP 2 SOUTH,  
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO

TABLE OF ALLOWED USES (BY PLANNING AREA)

USE CLASSIFICATION	SPECIFIC USE TYPE	PA-A	PA-B	PA-C	PA-D	PA-E	PA-F	PA-G	PA-H
AGRICULTURAL USES									
Horticulture & Nurseries	Community garden	R	R	R	R	R	R	R	R
	Greenhouse/nursery/tree production (with no outdoor storage)	P	P	P	P	R	R	R	R
COMMERCIAL USES									
Animal Services	Animal boarding (indoor kennels) and training				C	C	R	R	
	Doggie day care centers				R	R	R	R	
	Veterinary offices or clinics				R	R	R	R	
	Antennas for commercial/industrial use accessory to principal use	C	C	C	C	P	P	P	P
Antennas	Antenna and support structure for amateur radio communications	C	C	C	C	C	P	P	
	Radio or television broadcasting offices						R	R	
Arts & Culture	Arts and Cultural Uses	R	R	R	R	R	R	R	
Building Materials & Services (Retail)	All other similar uses (plumbing, electrical, lumber & building equipment without outdoor storage)				P	P	R	R	
	All other similar uses (plumbing, electrical, lumber & building equipment with outdoor storage)				P	P	R	R	
Eating and Drinking Establishments	Bar, tavern, night club				P	P	R	R	
	Brewpub				P	P	R	R	
	Catering services				R	R	R	R	
	Restaurant with drive-thru/up				P	R	R	R	
	Restaurant without drive-thru/up				R	R	R	R	
	Tasting Room				P	P	R	R	
Financial Institutions	Bank or financial institution				R	R	R	R	
	Convenience store/grocery store (<5,000 sf)				R	R	R	R	
	Grocery store (>5,000 sf)				P	R	R	R	
	Liquor store				R	R	R	R	
	All other similar uses (e.g., delicatessen, retail bakery, specialty food market, coffee shop)				R	R	R	R	
Fuel Sales	Fuel sales with no vehicle repair				R	R	R	R	
	Fuel sales with minor vehicle repair				P	R	R		
	Natural gas fuel sales as part of retail sales				P	R	R		
	Natural gas fuel sales for trucks				P	P	P		
Funeral and Intermment Services	Funeral home				R	R	R	R	
Office	Business or professional (including medical/dental office/clinics)				R	R	R	R	
	Courier services				R	R	R	R	
	Massage therapy office/clinics				R	R	R	R	
	Substance Abuse Treatment Facility, Outpatient Clinic				C	C	P	P	
Personal Services	Instructional services, studios				R	R	R	R	
	Temporary/day labor facilities/offices				C	C	P	P	
	Bingo establishments/social gaming outlet/performance centers				R	R	R	R	
Recreation or Amusement Facilities, Private	Bowling, billiards, movie theaters & similar uses				R	R	R	R	
	Health clubs				R	R	R	R	
	Outdoor recreation	R	R	R	R	R	R	R	
Repair Services (Not Including Retail Establishments)	Furniture or major household appliance repair						R	R	
Retail Establishments	Artesian/Handcrafted Manufacturing				R	R	R	R	
	Retail business store < 25,000 square feet				R	R	R	R	
	Retail business store > 25,000 square feet				P	P	R	R	
	Tattoo parlor				R	R	R	R	
	Thrift/consignment store				R	R	R	R	
Vehicle/Equipment Sales and Services	Automobile rentals						R	R	
	Automobile washing facility						R	R	
	Tire shop						R	R	
	Vehicle repair, major (includes auto body repair, paint shops, and incidental sales of parts)						C	C	
	Vehicle repair, minor						R	R	
Visitor Accommodations	Bed and breakfast establishments	C	C	C	C	R	R	R	R
	Hotel or motel lodging establishments						R	R	R

DEFINITIONS:

- Arts and Cultural Uses shall mean a space providing for creation, display, performance, or enjoyment of heritage, history, or the arts. This use includes but is not limited to: museums, performance space, artist's studios, galleries, interpretive sites, and independent theaters.
- Artisan/Handcrafted Manufacturing shall mean the shared or individual use of hand-tool, mechanical tools and electronic tools for the manufacture of finished products or parts including design, processing, fabrication, assembly, treatment, and packaging of products; as well as the incidental storage, sales and distribution of such products. Typical artisan manufacturing uses include, but are not limited to: electronic goods, food and bakery products, non-alcoholic beverages, printmaking, household appliances, leather products, jewelry and clothing/apparel, metal work, furniture, glass or ceramic production.

USE CLASSIFICATION	SPECIFIC USE TYPE	PA-A	PA-B	PA-C	PA-D	PA-E	PA-F	PA-G	PA-H
OFFICE FLEX									
Office Flex	Office flex							R	R
INDUSTRIAL USES									
Auction House or Yard	Auction house (inside)						R	R	R
	Brewery							R	R
Manufacturing, Food	Distillery							R	R
	Meat products, packing & processing (no slaughtering)						C	C	
	Microbrewery					R	R	R	R
	Micro-winery					R	R	R	R
Marijuana Uses	Medical marijuana center						L	L	
	Primary caregiver						L	L	
	Retail marijuana store						L	L	
Research and Development Services	Scientific R & D services						P	P	
	Testing laboratories, non-medical						P	P	
Truck/ Transportation Services	Private Bus Station with repair						C	C	
	Private Bus Station without repair						C	C	
Warehousing & Distribution	Artisan/Handcrafted Manufacturing	C	C	R	R	R	R	C	C
PUBLIC, INSTITUTIONAL & CIVIC USES									
Ambulance Service	Garage and office for ambulance service							C	C
Clubs and Lodges	Private lodge or club	C	C	C	C	R	R	R	R
	Gun club (indoor)							R	R
Community Services	Events center < 15,000 sf					P	P	R	R
	Events center > 15,000 sf							R	R
Day Care Facilities, Adult or Child	Child care center					R	R	R	R
	Adult day care center					R	R	R	R
Golf Course	Day care home	P	P	P	P	R	R	R	R
	Golf course/driving range					P	P	R	R
Hospitals	Hospital							R	R
	Outpatient surgical centers					R	R	R	R
Public Lands, Parks, and Buildings	Library	R	R	R	R	R	R	R	R
	Public administrative office or service building							R	R
	Public park or recreational facilities	R	R	R	R	R	R	R	R
	Police or fire station							R	R
Religious Institutions	Church or religious institution	C	C	C	C	R	R	R	R
	Elementary and secondary education schools					P	P	P	P
Educational Facilities	Private business, trade, and vocation schools					P	P	P	P
	Post secondary colleges and universities							P	P
	Schools of special instruction					P	P	P	P
Transportation Facilities	Parking garage					R	R	R	R
	Public parking lot					P	P	P	P
Utilities	Public utility office							C	C
Zoos, Arboretum, Botanical Gardens	Zoos, arboretum, botanical gardens							C	C
RESIDENTIAL USES									
Household Living	Foster care home	R	R	R	R	R	R	R	R
	Multi-family dwelling				R	R	R	R	R
	Single-family detached dwelling	R	R	R	R	R	R		
	Single-family attached dwelling	R	R	R	R	R	R		
	Boarding or rooming house	C	C	C	C	P	P	R	R
	Home occupation	R	R	R	R	R	R	R	R
Senior Housing	Assisted living facility			P	P	R	R	R	R
	Nursing homes					R	R	R	R
OIL AND GAS USES									
	Support activities for existing oil and gas operations (pipelines, etc.)	R	R	R	R	R	R	R	R
	Support activities for new oil and gas operations (pipelines, etc.)	C	C	C	C	C	C	C	C
	New oil and gas drilling sites (consolidated drilling locations)	C	C	C	C	C	C	C	C

TABLE OF ALLOWED USES NOTES:

- Grocery/convenience store uses operating on a twenty-four (24) business schedule are allowed in those parcels where such food and beverage sales uses are allowed.
- Commerce City liquor laws and licensing requirements/limitations will apply, as applicable.

GENERAL USE NOTES

- The existing agricultural uses on the property (farming, ranching, and agricultural support activities) are allowed to continue in operation and use until such time as development occurs in that parcel requiring removal, such as time of Plat and PUD Permit. At this time the agricultural and existing residential use will be discontinued and removed.
- Unless specifically listed or similar to use listed within this Third Creek West PUD Zone Document Table of Allowed Uses by Planning Area, a use shall be considered excluded unless otherwise approved by Community Development Director in accordance with the process in article IV of the Land Development Code.
- Temporary and seasonal outdoor uses, such as farmers markets, outdoor nursery displays, and sidewalk sales, are allowed and all must meet the criteria as outlined within the Commerce City Land Development Code. In the event of any conflict between a standard stated in this Third Creek West PUD and the Commerce City Land Development Code, then this Third Creek West PUD will apply. If the Third West PUD does not state a relevant standard, then the Commerce City Land Development Code, as amended, shall apply.
- School sites are not anticipated in the Third Creek West PUD Zone Document area.

LEGEND

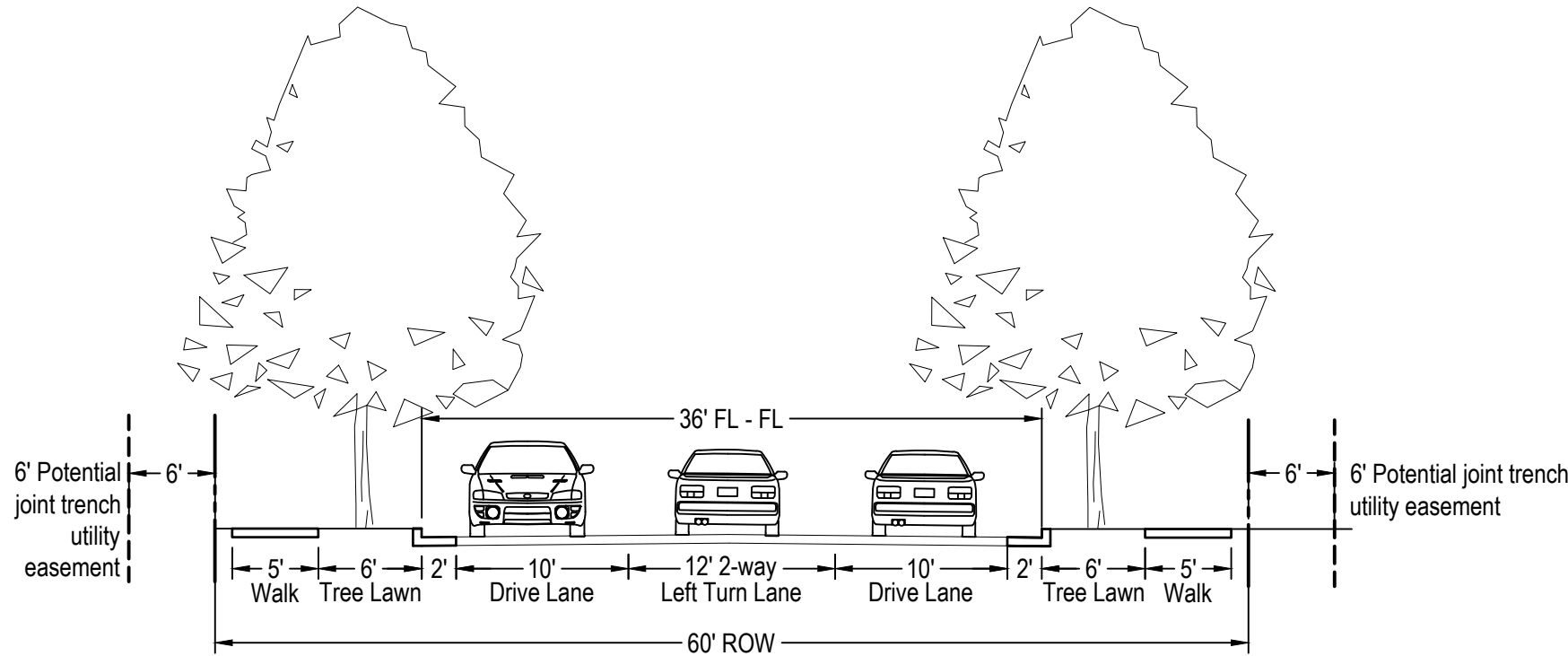
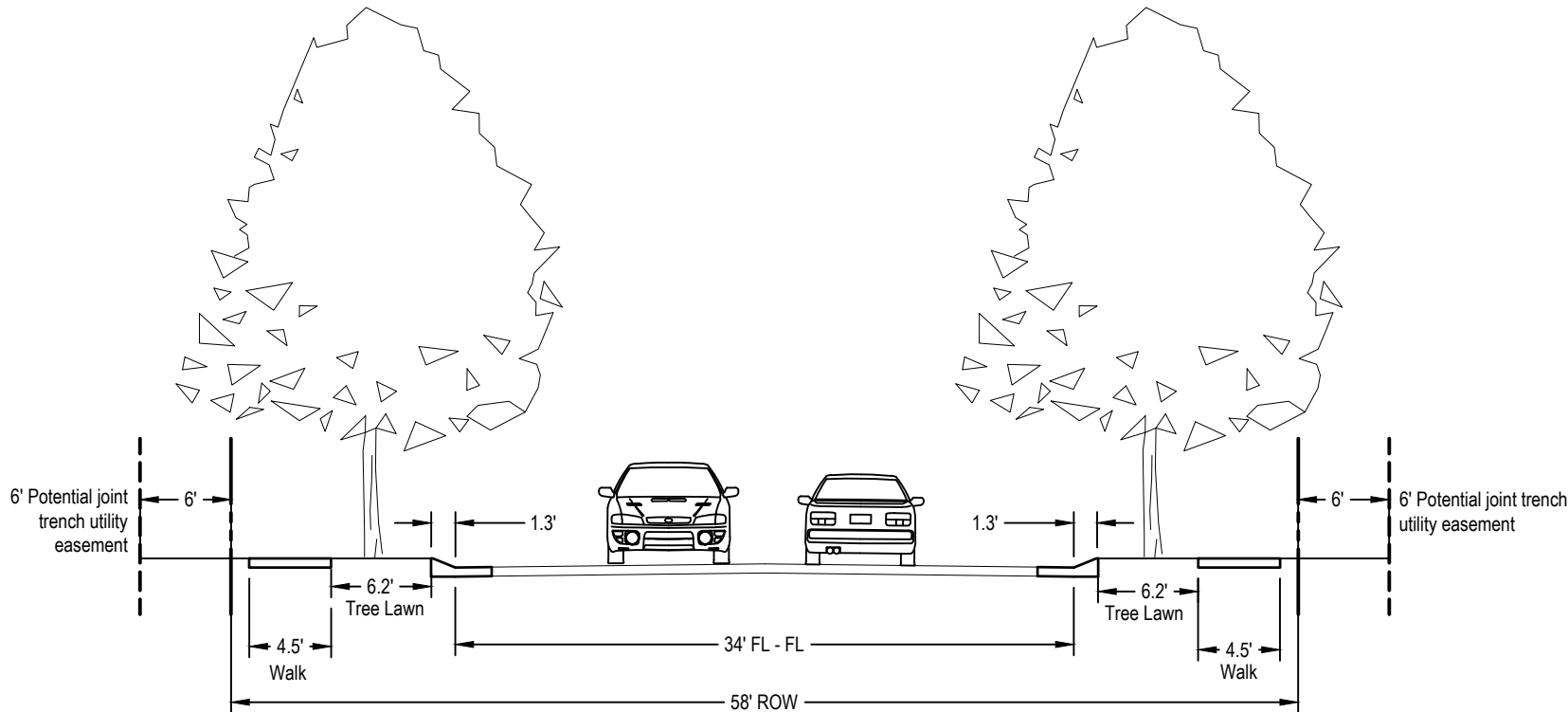
- R = Allowed by Right  
P = Allowed Use by Permit  
C = Conditional Use  
L = Reference Land Development Code  
Blank = Not Permitted

# THIRD CREEK WEST PUD

A PARCEL OF LAND LOCATED WITHIN SECTIONS 10 & 11, TOWNSHIP 2 SOUTH,  
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO

## ROADWAY STANDARDS NOTES

- The street sections included within this PUD Zone Document, with the exception of the alley street sections, are based upon the Commerce City *Engineering Construction Standards and Specifications*, Chapter 3, Revised 2017. Future changes to this *Engineering Construction Standards and Specifications* document and the standards contained in this PUD Zone Document may be used for the Third Creek West property.
- Private streets are permitted within Third Creek West. Design and implementation shall be provided at time of PUD Permit. Private streets shall be reviewed by City staff and approved administratively.

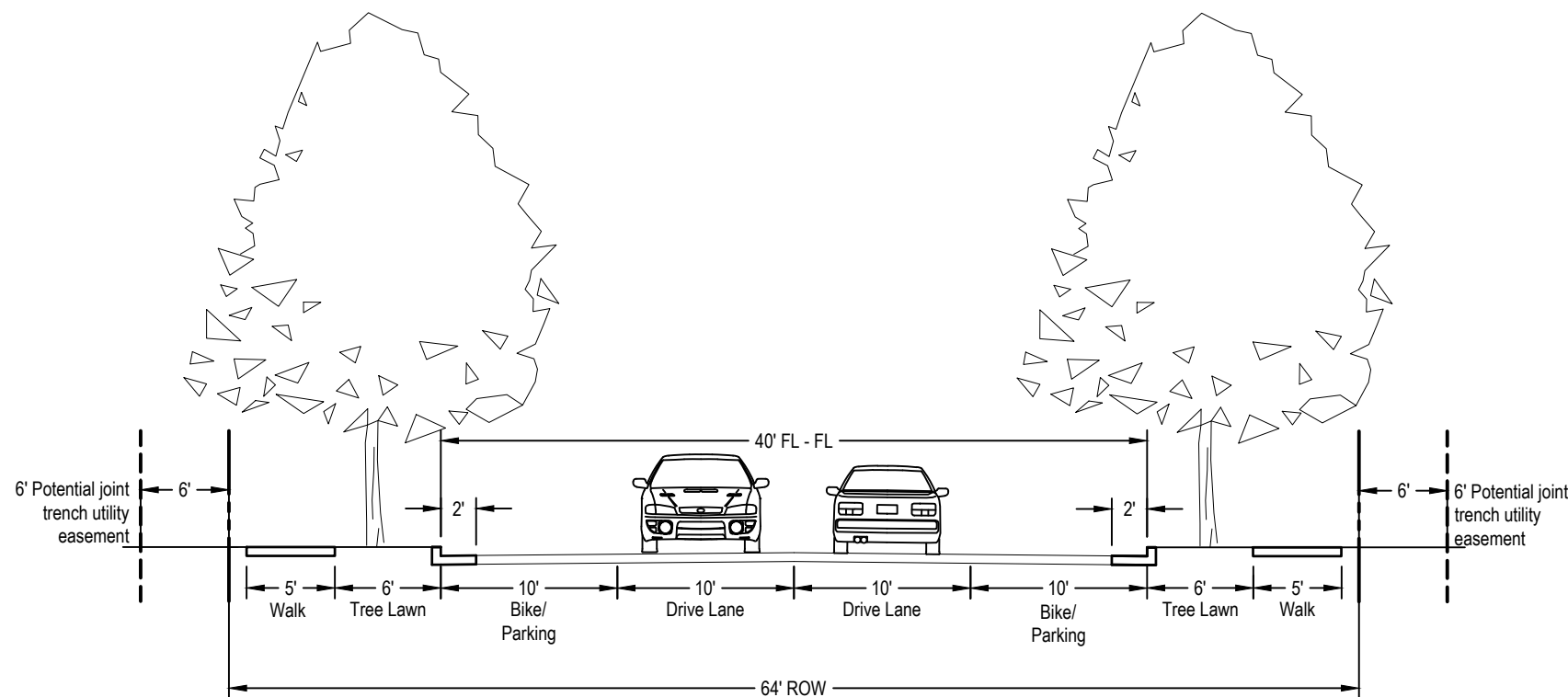


## LOCAL - 58' W/ DETACHED WALKS AND MOUNTABLE CURBS

NOT TO SCALE

### NOTE:

- Striping not required.
- On-street parking allowed on both sides of the street.
- Irrigated & uniformly landscaped tree lawn to be installed by developer.



## MINOR COLLECTOR - 64' W/ DETACHED WALKS

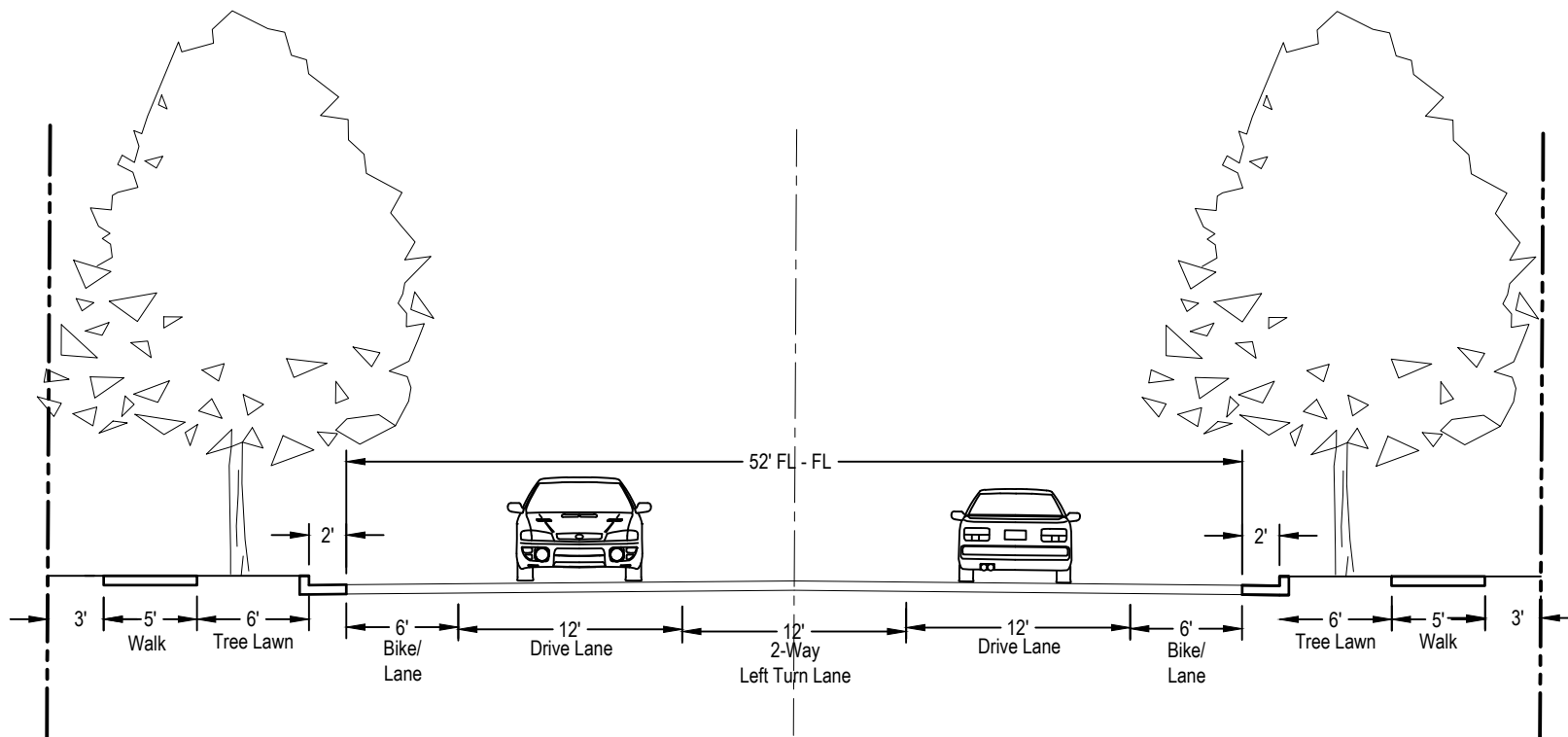
NOT TO SCALE

## LOCAL COMMERCIAL - 60' W/ DETACHED WALKS

NOT TO SCALE

### NOTES:

- No on-street parking.
- Stripe 2-way left turn lane.
- For commercial or high density residential streets.
- Attached walk is permitted. When used, tree lawn moves to back of walks.



## MAJOR COLLECTOR - 80' W/ DETACHED WALKS

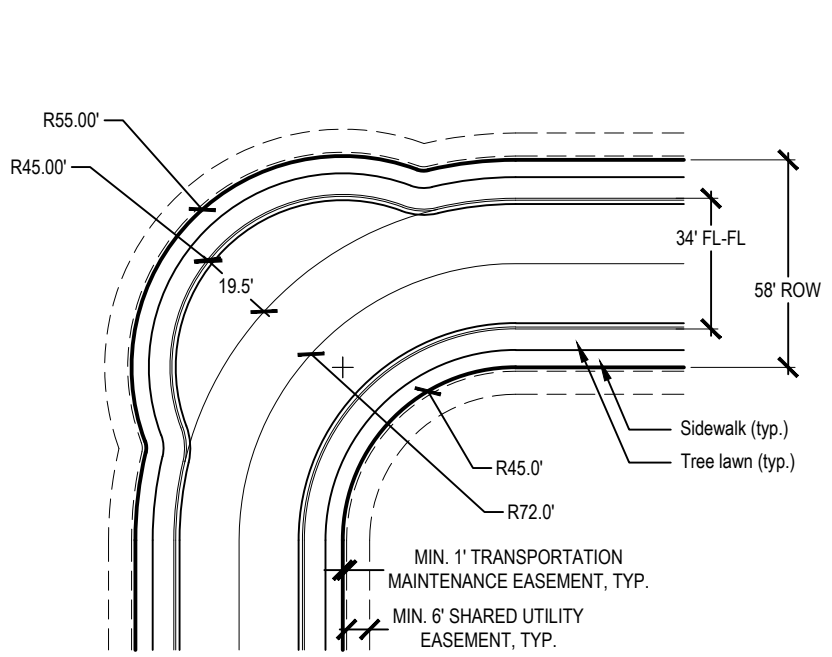
NOT TO SCALE

### NOTES:

- Striping Required.
- Attached walk is permitted. When used, tree lawn moves to back of walks.
- No on-street parking.

# THIRD CREEK WEST PUD

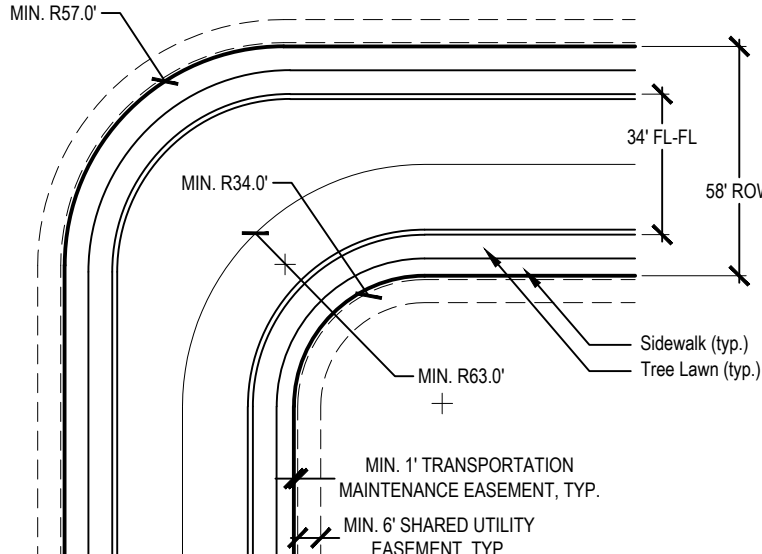
A PARCEL OF LAND LOCATED WITHIN SECTIONS 10 & 11, TOWNSHIP 2 SOUTH,  
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
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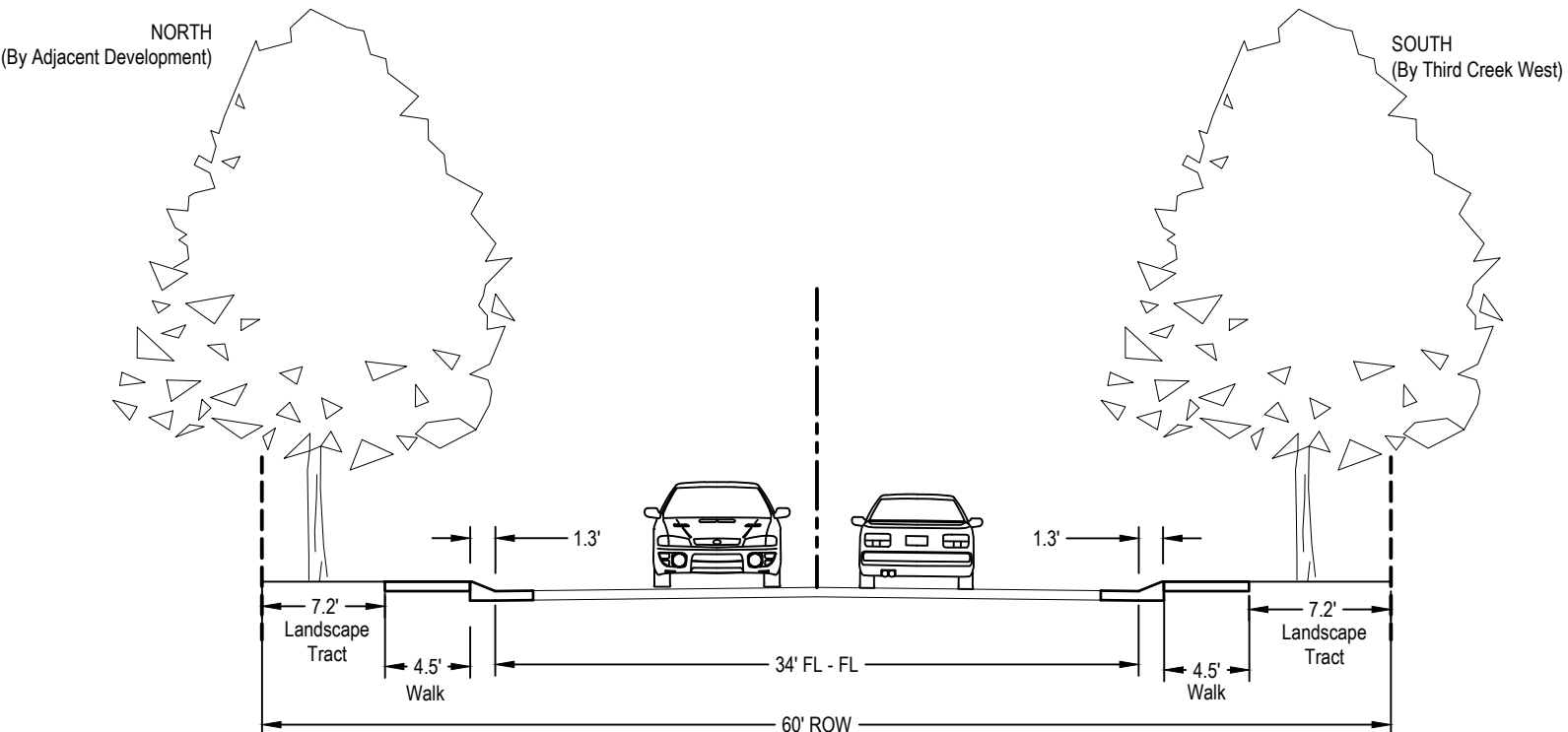
**TYPICAL EYEBROW TREATMENT** **NOT TO SCALE**

From: Commerce City *Engineering Construction Standards and Specifications*,  
Revised 2017

Note: Typical Eyebrow Treatment and Typical 90 Degree Turn at Local conditions  
may only be used for local road classifications.

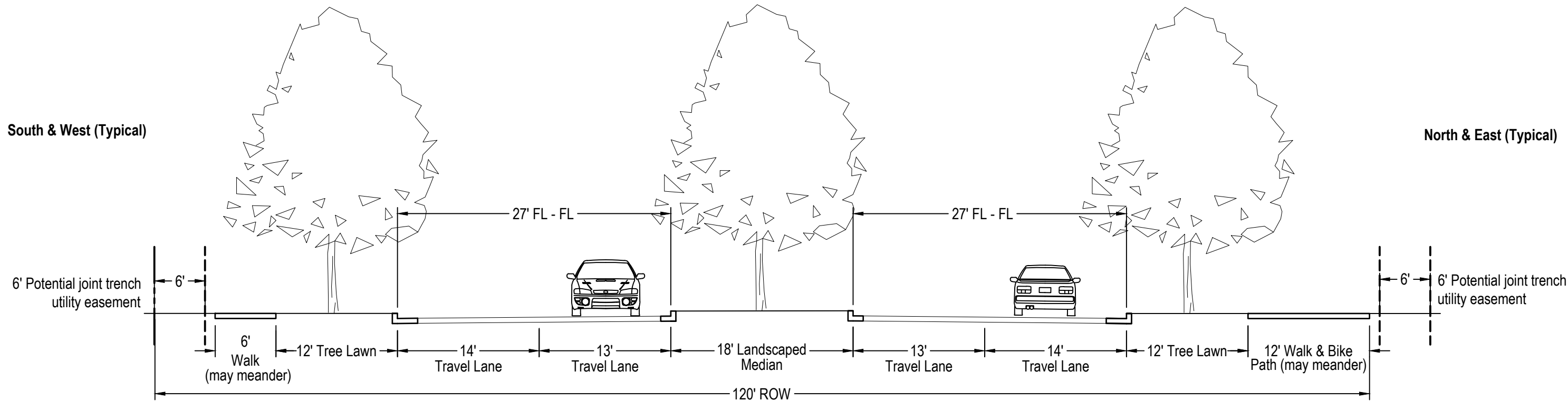


**TYPICAL 90 DEGREE TURN AT LOCAL** **NOT TO SCALE**



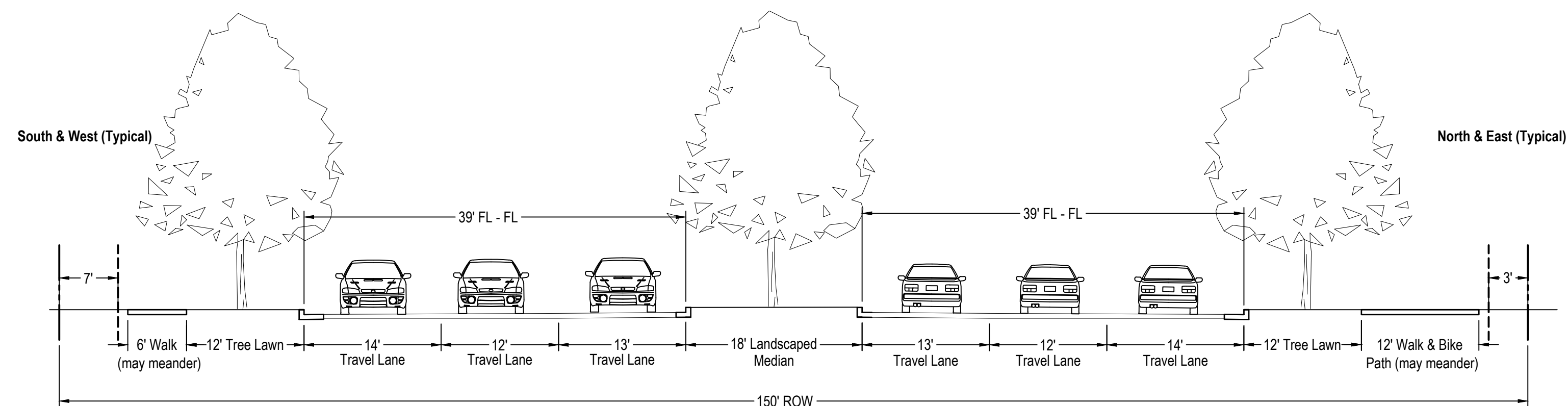
**108th AVENUE & EXISTING HIMALAYA ROAD (LOCAL - 60' ROW)** **NOT TO SCALE**

- NOTE:
1. Striping not required.
  2. On-street parking allowed on both sides of the street.
  3. Third Creek West Developer is responsible for the construction of the southern half of right-of-way which is triggered by the redevelopment of the property adjacent to 108th to the north.



**MINOR ARTERIAL** **NOT TO SCALE**

- NOTE:
1. Auxiliary lanes shall be 12' wide, including gutter pans.
  2. Dual left turn lanes shall be provided where traffic volumes dictate.
  3. Walks may be attached when auxiliary lanes are present.



**PRINCIPAL ARTERIAL** **NOT TO SCALE**

- NOTE:
1. Auxiliary lanes shall be 12' wide, including gutter pans.
  2. Dual left turn lanes shall be provided where traffic volumes dictate.
  3. Walks may be attached when auxiliary lanes are present.

THIRD CREEK WEST  
PLANNED UNIT DEVELOPMENT ZONE DOCUMENT  
COMMERCE CITY, COLORADO

OWNER:  
COWLEY COMPANIES  
1242 EAST JACKSON ST.  
PHOENIX, ARIZONA 85034  
602.385.4213

DATE:

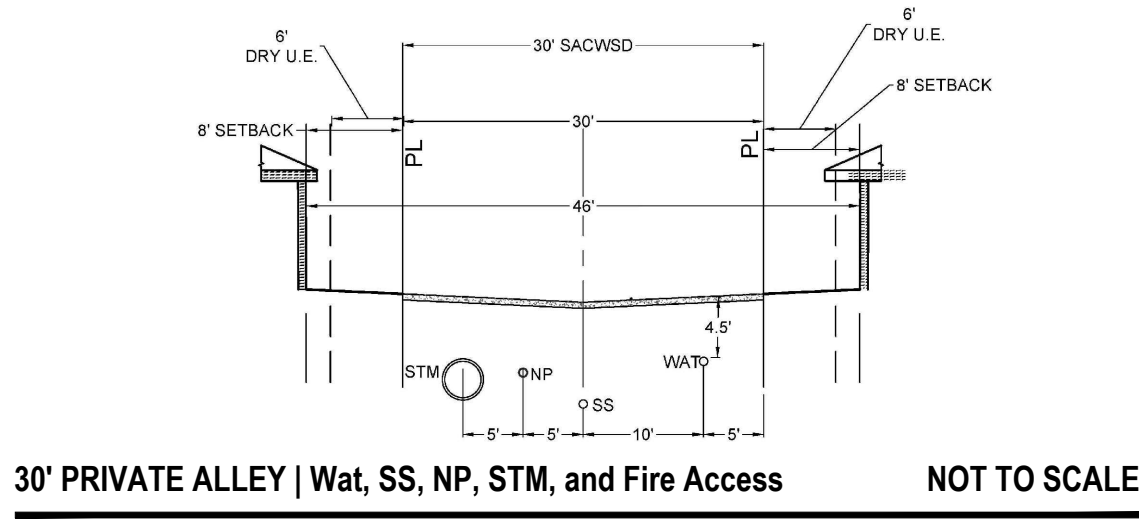
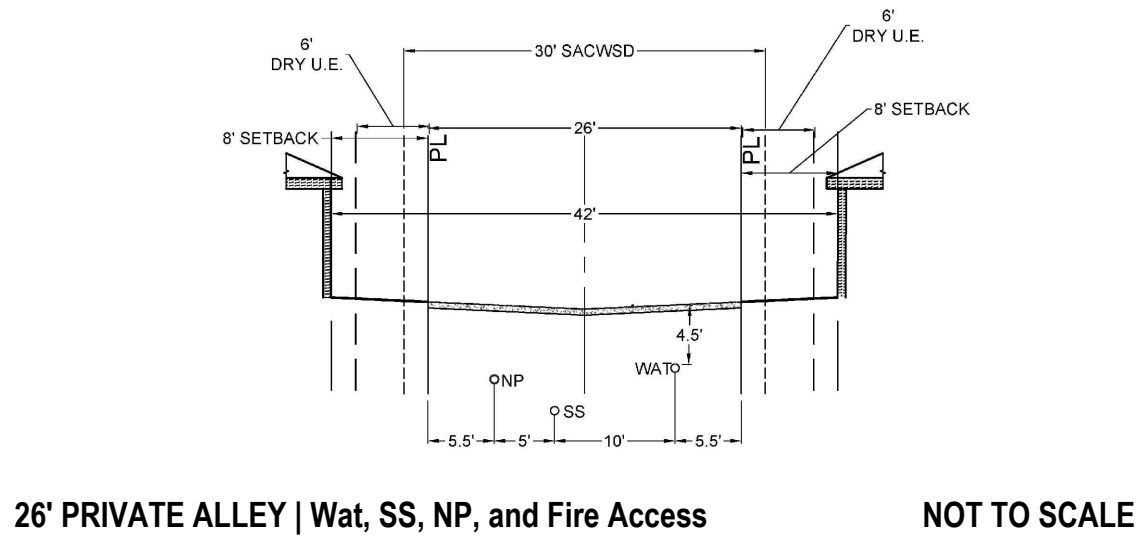
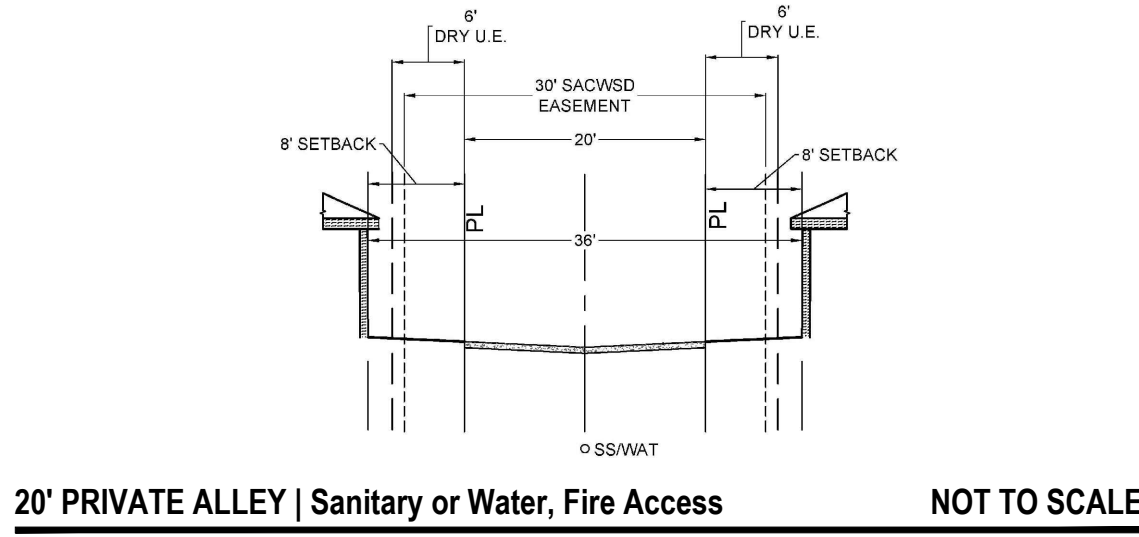
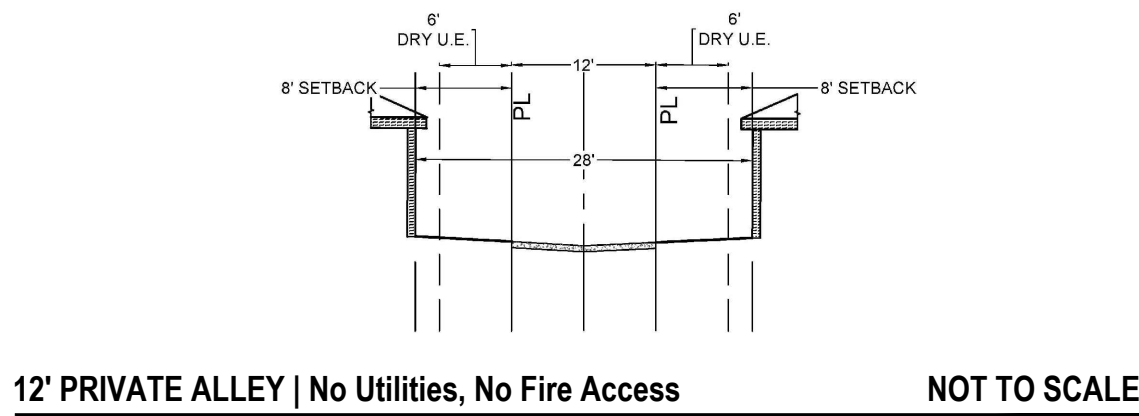
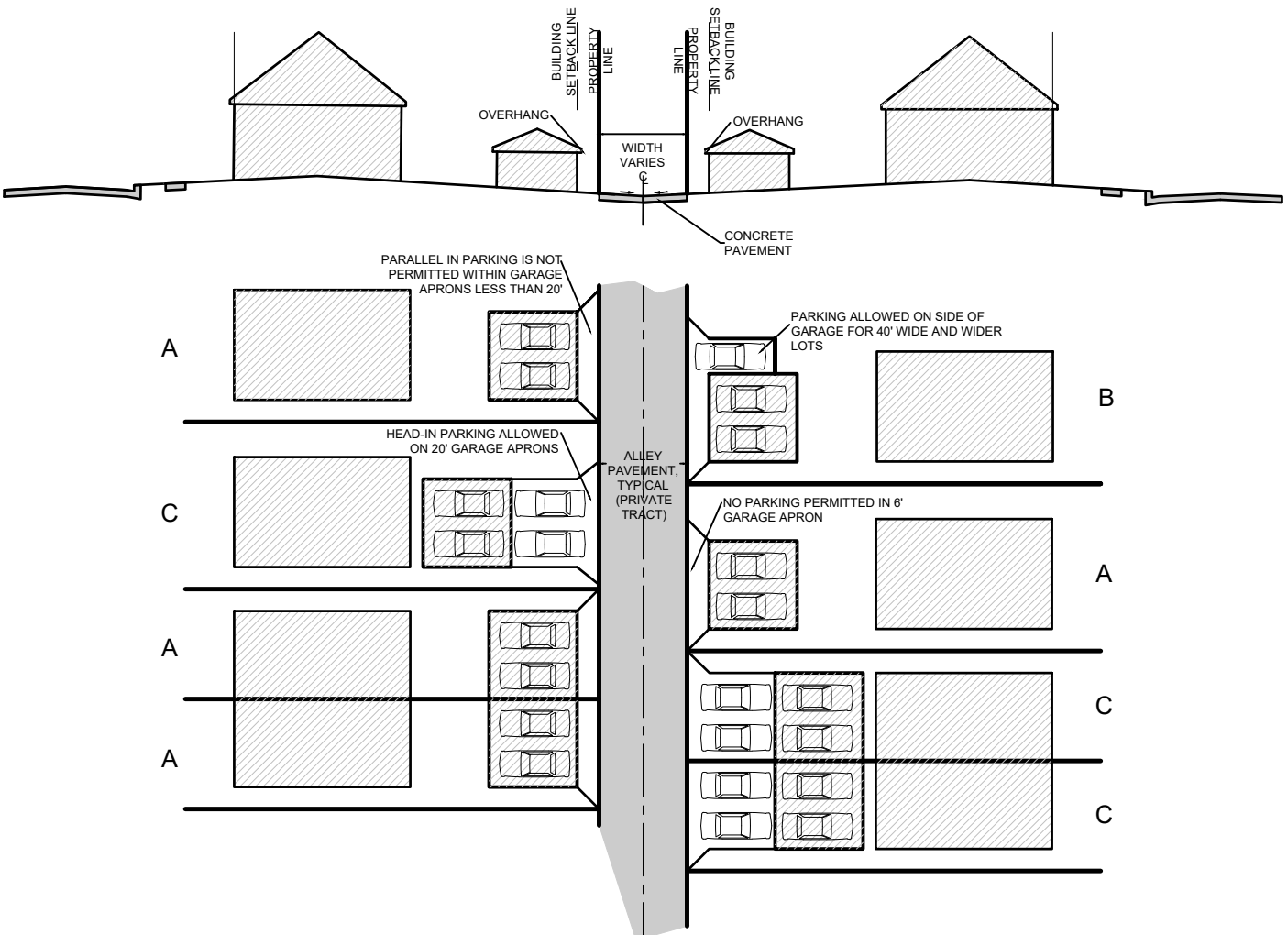
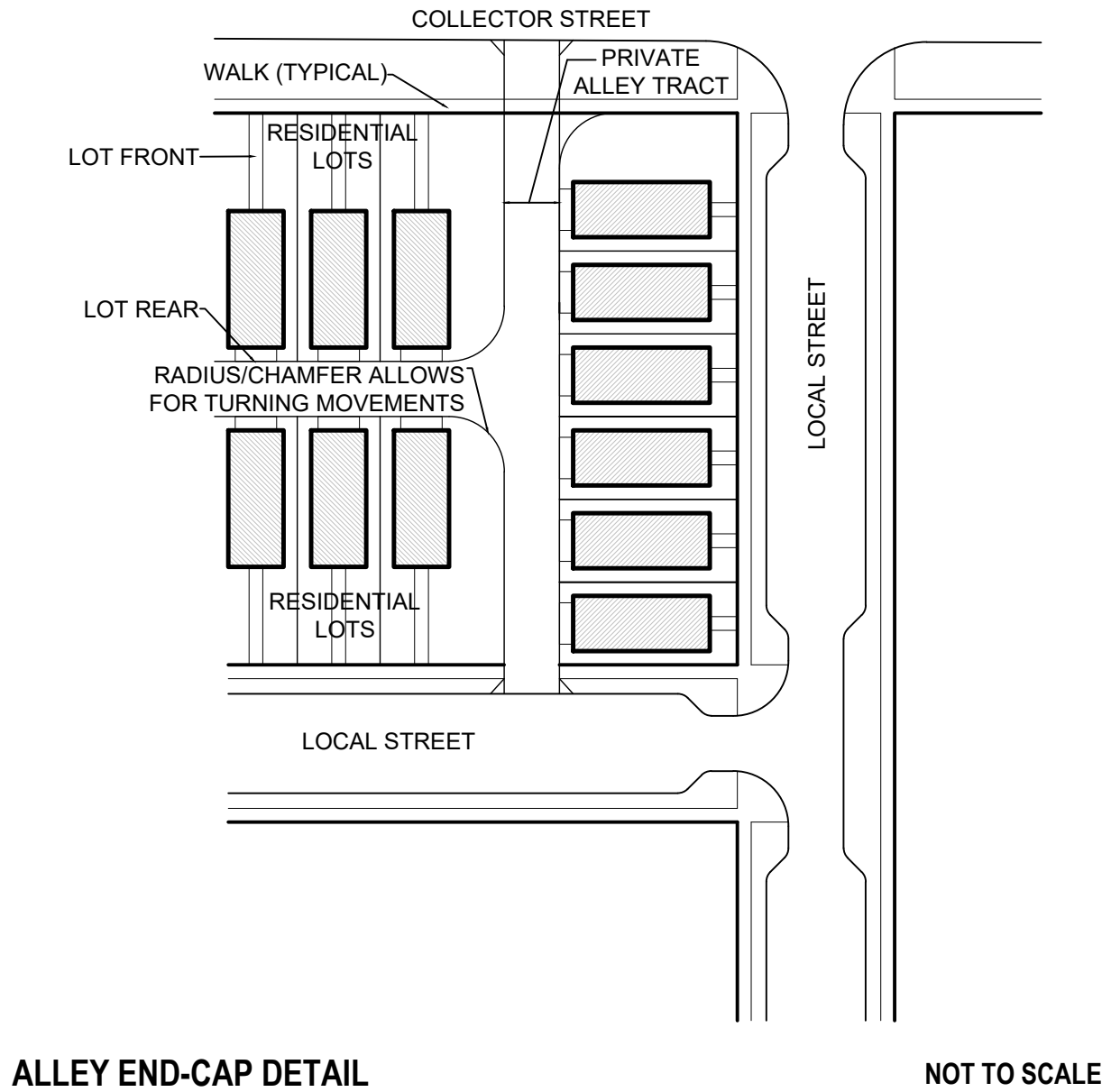
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11/30/18 PUDZ 02
03/25/19 PUDZ 03
06/14/19 PUDZ 04
07/26/19 PUDZ 05
09/04/19 PUDZ 06
09/30/19 PUDZ 07

SHEET TITLE:  
ROAD  
STANDARDS  
SHEET NUMBER:



# THIRD CREEK WEST PUD

A PARCEL OF LAND LOCATED WITHIN SECTIONS 10 & 11, TOWNSHIP 2 SOUTH,  
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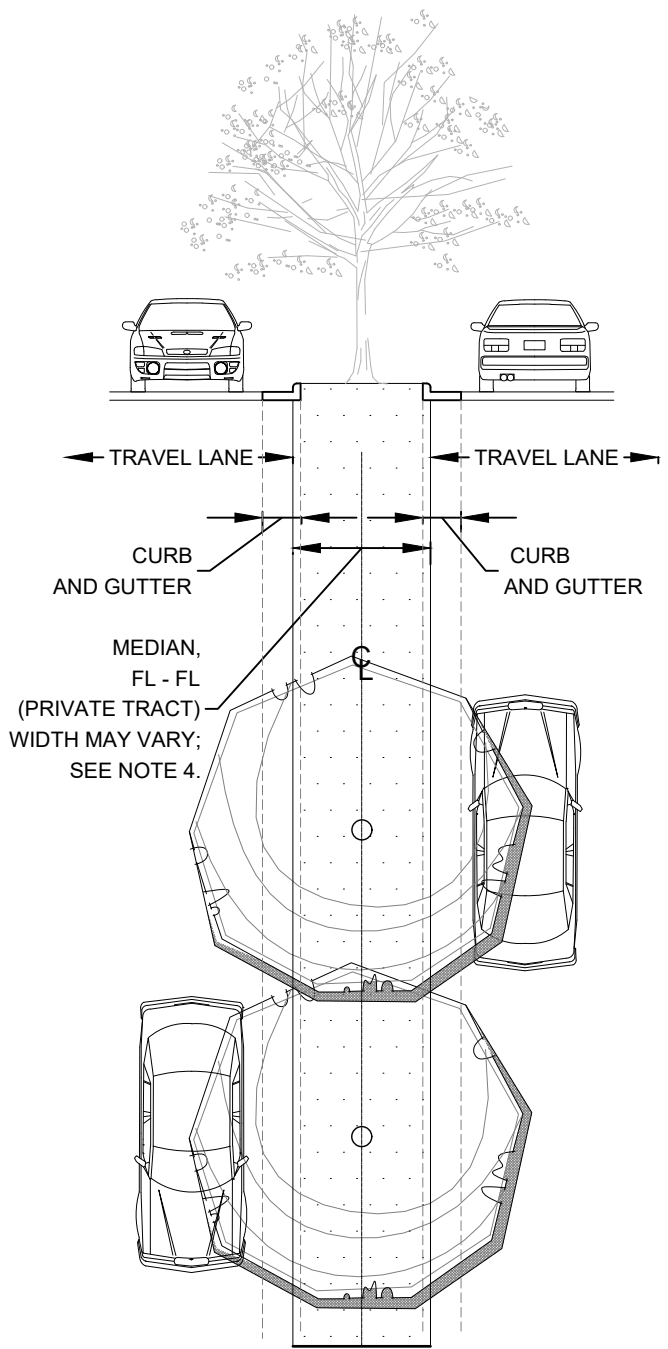


WAT - Water  
SS - Sanitary Sewer  
STM - Storm Sewer  
NP - Non-Potable Water  
U.E. - Utility Easement  
PL - Pavement Line

## MEDIAN

### MEDIAN NOTES

1. Raised medians can be built in all street types using this detail.
2. Median widths may vary based on traffic conditions and planned improvements/plantings.
3. Right-of-way widths may increase as needed to accommodate median improvements.
4. Minimum median widths at intersections is 5'.
5. Minimum median width is 8' where planting material is used.
6. Walks can be attached when medians are included in a street section.
7. All sight distance standards shall be maintained when a median is implemented.



## ALLEY PARKING CONDITIONS

### NOTES

1. All parking configurations are permitted in single-family detached and single-family attached layouts, per the setbacks specified in the alley setback table on this sheet and Bulk Standards chart on Sheet 5.
2. All homes on an alley will either all allow parking or all disallow parking. Mixing of parking and no parking configurations is not permitted on a single alley. When parking is prohibited, no parking signs shall be posted according to City standards.

### ALLEY USAGE GENERAL NOTES

1. Garages can be either attached or detached.
2. Rear yard fencing on alleys shall be set back from the garage door face a minimum of 12 inches.
3. Alleys shall be private tracts.
4. All alley networks longer than 150' must have, at a minimum, two access points to a street or acceptable paved vehicular turn around.
5. Minimum pavement width for alleys is 12'.
6. Other parking configurations are permitted, including tandem garages, so long as a 30' separation between buildings across the alley is maintained.
7. Building permit applications shall list alley setbacks as Type A, B, C or N/A (Not Applicable).
8. Alleys proposed to provide fire service are subject to current fire standards, so as to preserve the health, safety, and welfare of users.
9. Minimum pavement width for alleys proposed to provide fire service is 20'.
10. Alley tract widths are subject to change dependant on utility spacing and parking requirements.

ALLEY SETBACKS		
	PARKING TYPE	DISTANCE TO GARAGE FACE FROM EDGE OF ALLEY/PRIVATE DRIVE PAVEMENT
A	Garage parking only	6 FT
B	Garage parking with additional space next to garage	6 FT
C	Garage parking with head-in parking	20 FT MIN.