

ORDINANCE NO. Z-946-17-19

INTRODUCED BY: \_\_\_\_\_

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AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO BY ZONING THE PROPERTY ANNEXED AS THIRD CREEK WEST FROM ADCO (UNINCORPORATED ADAMS COUNTY) TO A PUD ZONE DISTRICT AND APPROVING A PUD ZONE DOCUMENT

WHEREAS, in conjunction with the related annexation cases AN-253-19 and AN-254-19, the owners of the property generally known as Third Creek West and described in Exhibit A to this ordinance (“Property”), has submitted an application to zone the Property to a Planned Unit Development zone district, as set forth in Exhibit A, upon annexation to the City of Commerce City (“City”);

WHEREAS, in accordance with Section 21-3180 of the City’s Land Development Code, all required notice of a Notice of Public Hearing to be held on August 6, 2019 by the Planning Commission of the City regarding the requested zoning was given, including the publication on July 30, 2019 in the Sentinel-Express, a legal newspaper of general circulation in the City, the mailing of notice to all owners of property within 300 feet of the Property, and the posting of 3 signs on the property for at least 7 days prior to the hearing. Said hearing was conducted all in compliance with law and a motion was made and approved by a 5-0 vote to find that the requested zoning in case Z-946-17-19, as set forth in Exhibit A, meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the requested zoning;

WHEREAS, in accordance with Section 21-3180 of the City’s Land Development Code, all required notice of a Notice of Public Hearing to be held on August 19, 2019 by the City Council of the City regarding the requested zoning was given, including the publication on July 30, 2019 in the Sentinel-Express, the mailing of notice to all owners of property within 300 feet of the Property, and the posting of 4 sign(s) on the property for at least 7 days prior to the hearing. Said hearing was conducted on August 19, 2019 and continued to September 16, 2019, and was conducted all in compliance with law. Additional notice of the continued hearing was published in the Sentinel-Express on August 27, 2019;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COMMERCE CITY, COLORADO AS FOLLOWS:

SECTION 1. The foregoing recitals are incorporated into this ordinance as findings of fact and Exhibit A to this ordinance (Third Creek West PUD Zone Document) is incorporated by reference.

SECTION 2. The City Council adopts the findings made by the Planning Commission of the City of Commerce City regarding the Property and approves the PUD Zone Document and the

rezoning of the Property from Unincorporated ADCO to Commerce City PUD, as defined in Exhibit A.

SECTION 4. That the zoning map of the City of Commerce City, Colorado shall be amended to reflect the zoning as provided in this ordinance.

SECTION 5. This ordinance shall be effective upon the effective date of the annexation of the Property through AN-253-19 and AN-254-19, as determined pursuant to C.R.S. 31-12-113(1).

INTRODUCED, PASSED ON FIRST READING AND PUBLIC NOTICE ORDERED THIS 21ST DAY OF OCTOBER 2019.

PASSED ON SECOND AND FINAL READING AND PUBLIC NOTICE ORDERED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

CITY OF COMMERCE CITY, COLORADO

\_\_\_\_\_  
Sean Ford, Mayor

ATTEST

\_\_\_\_\_  
Laura J. Bauer, MMC, City Clerk



# 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 (I-70 road) to the west, E 104th Avenue (principal arterial) to the south, future Himalayya Parkway (minor arterial) to the east, and E 108th Avenue (local) to the north, E 112th Avenue (local) 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 shall 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 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 to be capped 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:

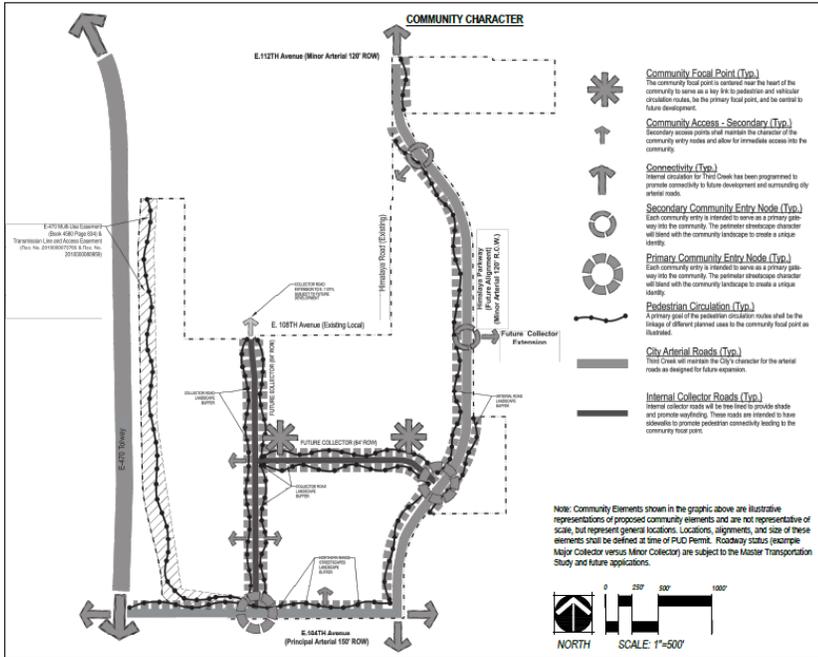
The Commerce City C3 Plan proposes Commercial, Mixed-Use Commercial, and Residential land uses within this area. The Third Creek West land use plan is consistent with the intent of the Commerce City C3 FLUP. These proposed land uses are generally included with this PUD Zone Document and have been oriented 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 (I-70 road) to the west, E 104th Avenue

(principal arterial) to the south, future Himalayya 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 Himalayya Road, with additional service access from E 108th Avenue. Internal vehicular circulation will be provided by a system of collector, local, and/or private alley-roads. 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 9th 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 include 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 uses 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 uses 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 proposals 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
- (Bike racks) 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.

### DESIGN GUIDELINES:

In order to promote and establish a unified community theme, Design Guidelines shall be submitted to the Community Development Director for approval prior to any PUD Permit applications. These Design Guidelines shall generally establish standards and character intent for community elements such as, architecture, neighborhood design, housing diversity, site amenities, circulation, lighting, urban design, and landscaping, and others.

### 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.

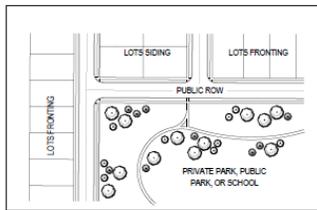
### COMMUNITY TRAIL SYSTEM / INTERPRETIVE TRAIL ELEMENTS:

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 to a public road.



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

DATE: \_\_\_\_\_  
 DESIGNER: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_  
 PROJECT INTENT: \_\_\_\_\_

# 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

**Horizon Design**  
1300 South Street  
Denver, Colorado 80202  
303.733.1111  
www.horizondesign.com

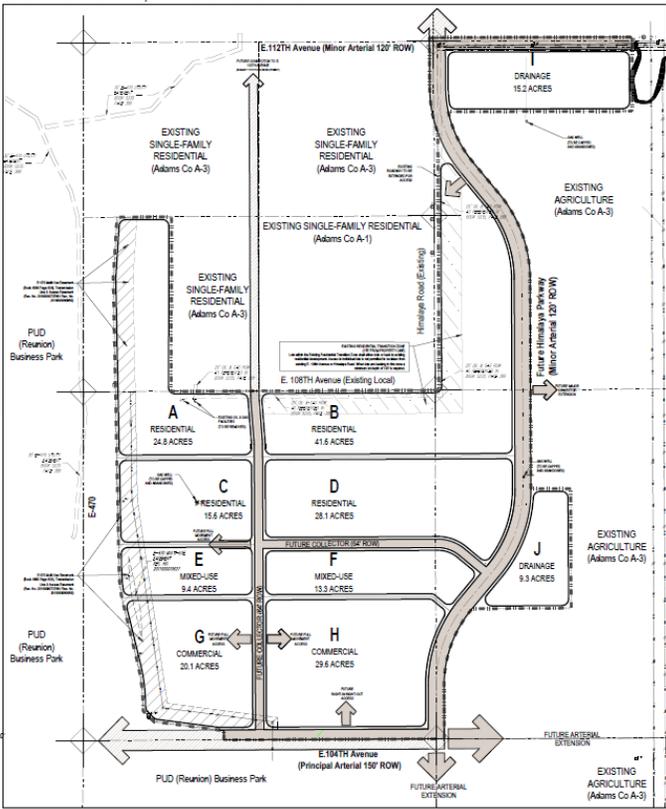
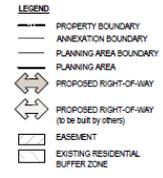
**PUD ZONING LAND USE CHART**

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) / 8-40 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.	≈10.3	5.7%	0.25 FAR (Non-Residential) / 8-40 DU/AC (Maximum 50% total land area permitted for residential as part of a vertical mix use)
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%	0.25 FAR (Non-Residential) / 8-40 DU/AC (Maximum 50% total land area permitted for residential as part of a vertical mix use)
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			≈29.3	12.4%	
Total Land Area			≈234.3	100.0%	
Minus Planning Areas I & J			≈24.5	10.5%	
Total Developable Land Area			≈209.8		Maximum 1,050 Units Total (E)

\* Planning Area intended for detention facilities.

**GENERAL NOTES**

- "Description of Uses" outlines the primary intended and use(s) for the subject planning area. However, additional land uses may be allowed per the "Table of Allowed and User" on sheet 5 and subject to Community Development Director approval.
- The Planning Area acreage and shapes may be administratively varied up to 15% without a PUD Zone Document Amendment so long as shapes, locations of land uses, and compatibility generally remain consistent.
- When development occurs in Planning Area G or H, regardless of size or location, an illustrative concept plan encompassing the entire Planning Area shall be submitted and administratively reviewed by the City. This concept plan will generally illustrate internal connectivity, uses, circulation and buffering.
- Drainage facilities for this Third Creek West PUD will be served by one or more detention ponds located within this PUD Zone boundary. Detention facilities for Third Creek West may be temporary until permanent facilities are constructed with adjacent development to the east. Refer to the Third Creek West Preliminary Drainage Report for more information.
- Access points and road classifications shown are conceptual and subject to change during the PUD Permit approval process. Final access points and road classifications will be determined by traffic analysis(es) at that time.
- Maximum residential units allowed are defined in the "Permitted Gross Density" column of this chart. All the properties within this PUD Zone Document develops over time, residential units will be defined at the PUD Permit level of approval, but shall not exceed 1,050 total units (within Planning Areas A, B, C, D, E, and F). Residential unit development within Planning Areas G, H, I and J shall be separate from the 1,050 units and are subject to future PUD Permit applications (including the requirement for updated traffic, utility and drainage reports, as needed).
- Lots within the Existing Residential Transition Zone shall either side or back to existing residential development. Access to individual lots is not permitted to be taken from existing E. 100th Avenue or Himalaya Road. When lots are backing in this zone a minimum lot depth of 130' is required.



**THIRD CREEK WEST**  
PUD ZONING MAP  
COMMUNITY DEVELOPMENT ZONE DOCUMENT  
COUNTY OF ADAMS

DATE: 10/20/2023  
DRAWN BY: J. HARRIS  
CHECKED BY: M. HARRIS  
SCALE: 1"=400'  
PROJECT: PUD ZONING MAP  
SHEET: 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

THIRD CREEK WEST  
PLANNED DEVELOPMENT ZONE DOCUMENT

## BULK STANDARDS

USES	LOT SIZE (MIN.)	LOT WIDTH (MIN.) (2)	MIN. GROSS FLOOR AREA (1)	SETBACK (MIN.) FOR ALL STRUCTURES ADJACENT TO:		FRONT YARD SETBACK (MIN.) (3, 4, 5, 6, 8)	SIDE YARD SETBACK (MIN.) (4, 5, 6, 8, 9)	REAR YARD SETBACK (MIN.) (4, 5, 6, 8, 9)	BUILDING HEIGHT (MAX.) (6)
				ARTERIAL	COLLECTOR				
Small Lot Single-Family Detached Residential with Front-Loaded Garage	2,800 SF	40' (1)	1,300 SF (1)	25'	20'	6' to porch / 10' to living / 20' to garage	0' / 5' side to living / 10' to living corner lot condition (1)	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 (1)	15' (1)	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 / 20' to garage	5' / 10' side corner lot condition (1)	6' (no parking) / 20' (parking allowed)	35'
Single-Family Attached Residential	1,800 SF	20' (interior unit)	800 SF (1-STORY) / 1,200 SF (2-STORY)	25'	20'	6' to porch / 10' to living / 20' to garage	5' Exterior wall / 7' Common wall / 10' side corner (1)	15' (front loaded) / 6' (rear loaded-no parking) / 20' (parking allowed)	35'
Multi-family Residential	N/A	N/A	N/A	25'	20' (1)	15' (1) (1)	15' (2) min. building separation (1)	15' (1)	75'
Non-Residential Uses	N/A	30'	N/A	25'	20' (1)	10' (1) (1)	0' (20' min. building separation) (1)	15' (1)	75' (PA-E & F) / 100' (PA-C & F)

## 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 DWELLINGS	2 spaces / dwelling unit
NON-RESIDENTIAL		Reference Commerce City Land Development Code

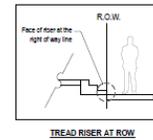
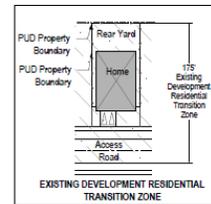
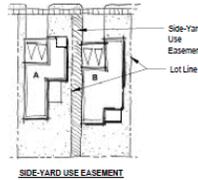
## BULK STANDARDS TABLE NOTES:

- 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 porches 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, canisters, chimneys, exterior porches, 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-lease 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 driveway/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.



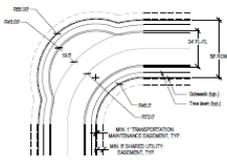




# THIRD CREEK WEST PUD

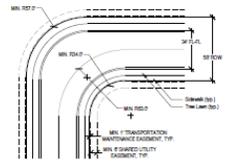
A PARCEL OF LAND LOCATED WITHIN SECTIONS 10 & 11, TOWNSHIP 2 SOUTH,  
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO

**Horngren**  
1000 North State  
 Suite 1000  
 Denver, CO 80202  
 303.733.1000

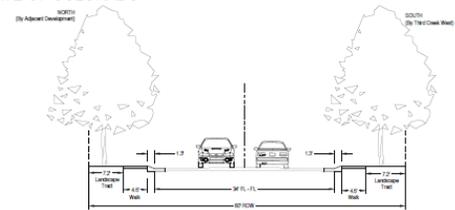


**TYPICAL EYEBROW TREATMENT** NOT TO SCALE  
From: Commerce City Engineering Construction Standards and Specifications,  
 Revised 2017

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

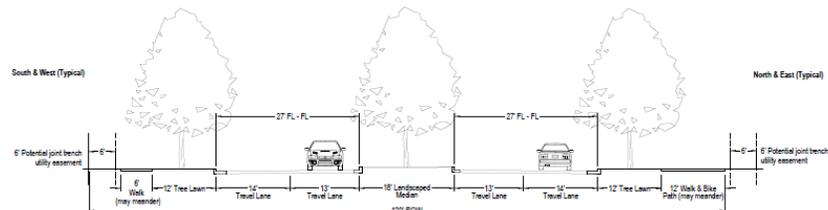


**TYPICAL 90 DEGREE TURN AT LOCAL** NOT TO SCALE



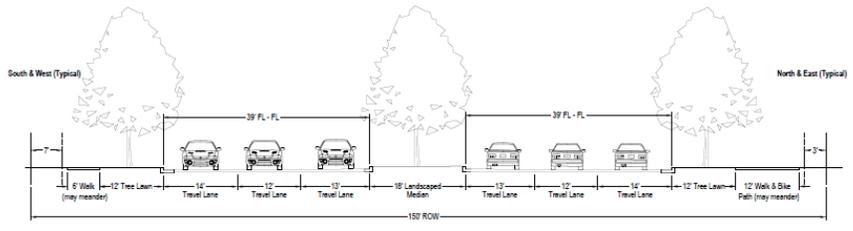
**10th AVENUE & EXISTING HIMALAYA ROAD (LOCAL - 60' ROW)** NOT TO SCALE

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 10th 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.



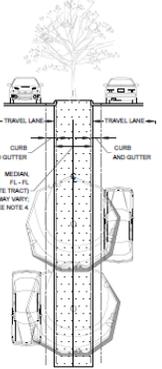
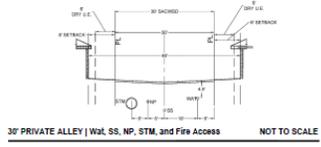
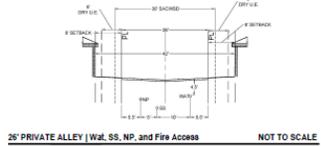
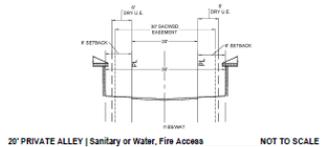
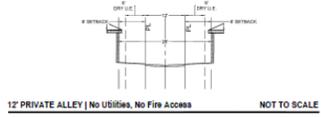
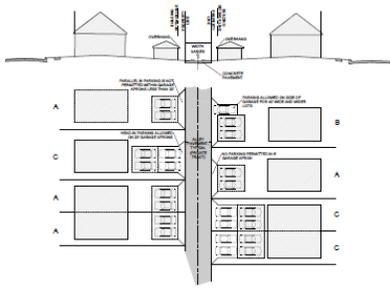
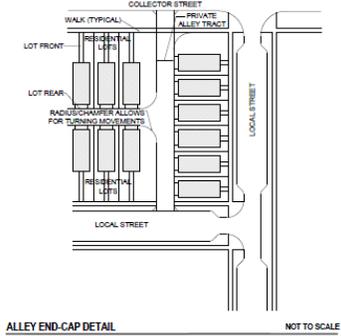
**PRINCIPAL ARTERIAL** NOT TO SCALE

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**  
REDEVELOPMENT ZONE DOCUMENT  
 POWERED BY COVAD

**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

3rd Creek West  
 PUD  
 Final Development Zone Document  
 100 Adams Blvd  
 Suite 200  
 Denver, CO 80202  
 303.733.1100  
 www.3rdcreek.com



- 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 6' 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** NOT TO SCALE

- 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 allow parking or allow driveway parking. Making 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 dependent 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.

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

**THIRD CREEK WEST**  
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