2005080800041780 Adams Co 1/4
08/08/2005 03:29:29PM $.00
Carol Snyder,Clerk $41.00

CUTLER PROPERTY - COMMERCIAL
PUD ZONE DOCUMENT
A PART OF THE SE 1/4 OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 66 WEST
6th PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN, COMMERCE CITY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST QUARTER CORNER OF SAID SECTION 33, AND CONSIDERING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33 TO BEAR NORTH 89°29'29" EAST (CENTRAL ZONE),WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE SOUTHWEST QUARTER CORNER OF SAID SECTION 33, THENCE NORTH 44°45'41" EAST, A DISTANCE OF 42.63 FEET TO THE POINT OF BEGINNING AND A POINT ON THE NORTH ROW LINE OF 120TH AVENUE;

THENCE ALONG SAID NORTH ROW LINE OF 120TH AVENUE THE FOLLOWING 3 COURSES:
1. NORTH 89°29'29" EAST, A DISTANCE OF 868.33 FEET;
2. NORTH 00°30'31" WEST, A DISTANCE OF 57.50 FEET;
3. NORTH 89°29'29" EAST, A DISTANCE OF 860.04 FEET TO A POINT ON THE WEST ROW LINE OF E-470;

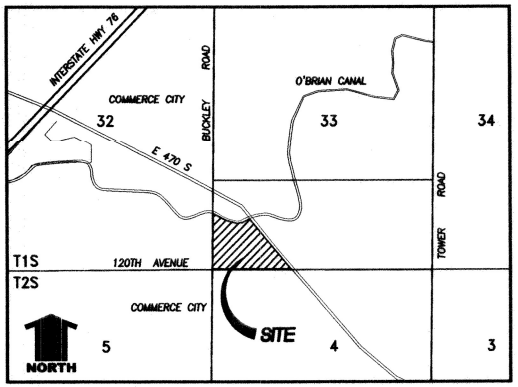
THENCE ALONG SAID WEST ROW LINE OF E-470 AND LEAVING SAID NORTH ROW LINE OF 120TH AVENUE THE FOLLOWING 4 COURSES:
1. NORTH 00°30'32" WEST, A DISTANCE OF 117.35 FEET TO A TANGENT CURVE HAVING A RADIUS OF 864.93 FEET;
2. NORTHWEST ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°38'42" AN ARC LENGTH OF 85.22 FEET TO A TANGENT LINE;
3. NORTH 38°56'47" WEST, A DISTANCE OF 611.42 FEET;
4. NORTH 44°42'12" WEST, A DISTANCE OF 561.59 FEET TO A POINT ON THE SOUTH ROW LINE OF THE O'BRIAN CANAL AND A NON-TANGENT CURVE HAVING A RADIUS OF 364.41 FEET;

THENCE LEAVING SAID WEST ROW LINE OF E-470 AND ALONG THE SOUTH LINE OF SAID O'BRIAN CANAL THE FOLLOWING 3 COURSES:
1. ALONG SAID NON-TANGENT CURVE TO THE SOUTHWEST, WITH A CHORD BEARING OF SOUTH 53°18'47" WEST, A DISTANCE OF 38.12 FEET, THROUGH A CENTRAL ANGLE OF 05°59'36" AN ARC LENGTH OF 38.12 FEET TO A TANGENT CURVE HAVING A RADIUS OF 441.97 FEET;
2. NORTHWEST ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 67°30'00" AN ARC LENGTH OF 520.68 FEET TO A TANGENT LINE;
3. NORTH 62°11'01" WEST, A DISTANCE OF 318.00 FEET TO TANGENT CURVE HAVING A RADIUS OF 297.78 FEET;
4. SOUTHWEST ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°33'43" AN ARC LENGTH OF 101.67 FEET TO A NON-TANGENT LINE AND A POINT ON THE EAST ROW LINE OF BUCKLEY ROAD;

THENCE LEAVING SAID O'BRIAN ROW AND ALONG SAID EAST ROW LINE OF BUCKLEY ROAD SOUTH 00°01'53" WEST, A DISTANCE OF 1239.85 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 34.113 ACRES (1,485,944 SQUARE FEET), MORE OR LESS.

62°11'01"



VICINITY MAP
SCALE: 1"=2000'

0 1000 2000 4000

1 inch = 2000ft. Horizontal

SHEET INDEX

1 TITLE SHEET
2 SITE PLAN
3 LAND USE SCHEDULE DESIGN STANDARDS
4 STREET SECTIONS

OWNERS CERTIFICATE:

DALE, SHARON, AND DAN CUTLER BEING THE OWNERS OF THE PROPERTY LOCATED IN THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, DO HEREBY SUBMIT THIS PLANNED UNIT DEVELOPMENT AND AGREE TO PERFORM UNDER THE TERMS NOTED HEREON.

Dale J Cutler
DALE CUTLER

Dan Cutler
DAN CUTLER

Sharon Cutler
SHARON CUTLER

ACKNOWLEDGMENT:

STATE OF COLORADO)
COUNTY OF ADAMS) SS.
CITY OF COMMERCE CITY)

NOTARY PUBLIC KELLY J. WHITE STATE OF COLORADO

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF July, 2005.

NOTARY PUBLIC Kelly J White
MY COMMISSION EXPIRES May 20, 2006

APPROVAL CERTIFICATE

APPROVED BY THE CITY OF COMMERCE CITY PLANNING COMMISSION THIS 3rd DAY OF May, 2005.

Deborah Mitchell
CHAIRPERSON

APPROVED BY THE CITY OF COMMERCE CITY, CITY COUNCIL THIS 18th DAY OF July, 2005.

ATTEST: Judith Ridgley
CITY CLERK

MAYOR

CLERK AND RECORDER:

THIS PUD ZONE DOCUMENT WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT 3:29 O'CLOCK P M., THIS 8th DAY OF August, 2005.

Carol A. Snyder
COUNTY CLERK AND RECORDER

Instrument No. 2005080800041780

Deputy: Stephanie Reyes

DEVELOPER:

SOUTHWESTERN INVESTMENT GROUP, LLC
333 West Hampden Avenue Suite 810
Englewood, CO. 80110

ENGINEER & PLANNER:

Calibre ENGINEERING
Calibre Engineering, Inc.
8201 Southpark Lane, Suite 200
Littleton, CO 80120 (303) 730-6434
Municipal Engineering Development Master Planning

INSTRUMENT #
DATE: JUNE 6, 2005
REV:
REV:

2005080800541790

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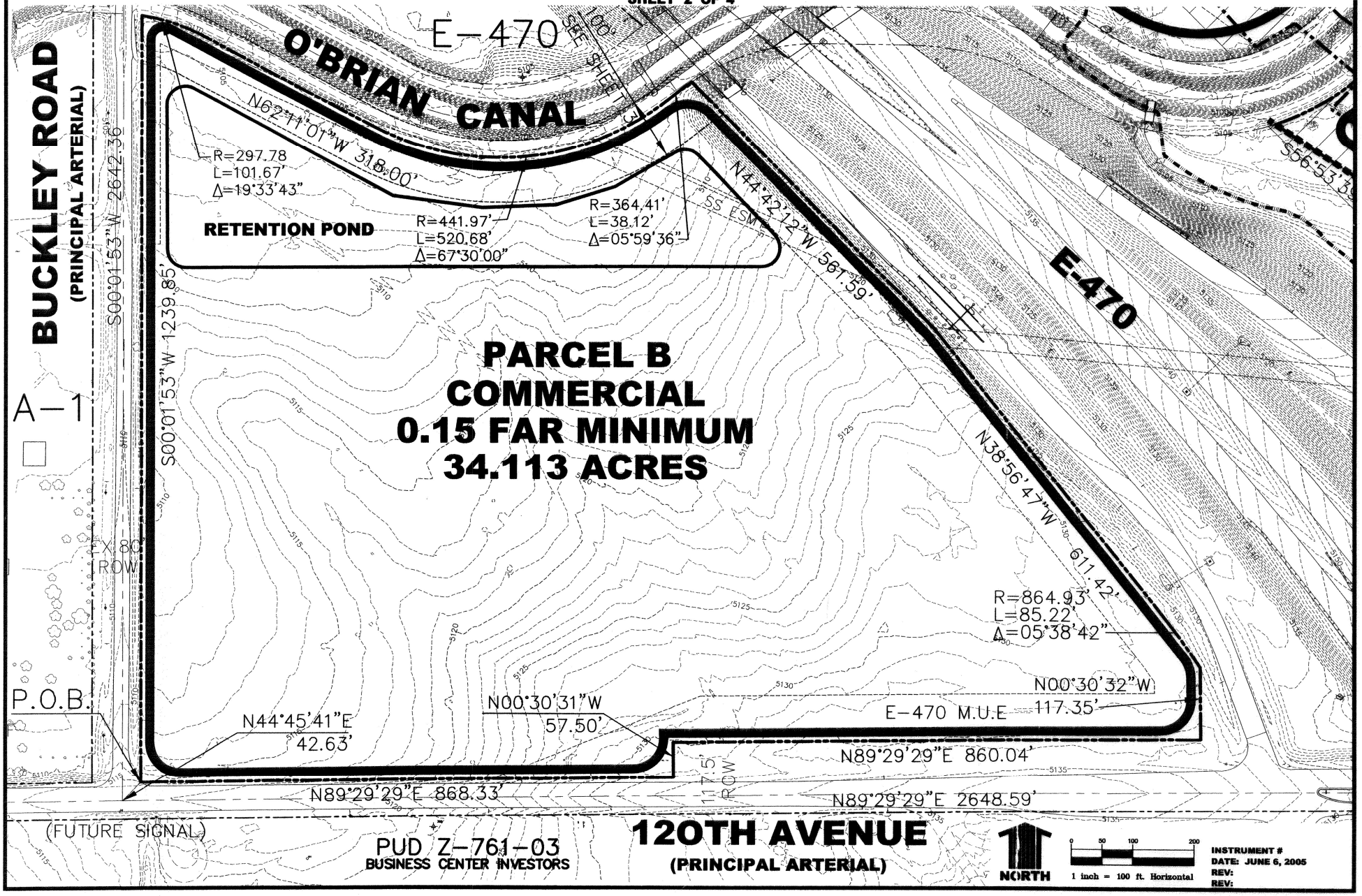
6th PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 4



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SHEET 3 OF 4

DEVELOPMENT STANDARDS

PARCEL	B *
LAND USE	** COMMERCIAL
LAND USE PARCEL AREA	34.113 AC
ALLOWABLE USES **/***	COMMERCIAL PRIVATE OPEN SPACE CHURCH SCHOOL
MIN. LOT SIZE	20,000 S.F.
DENSITY	.15 F.A.R. MIN.
MAX. HEIGHT	50'
FRONT SETBACK (1) (2) (3) MAX.	15'
REAR SETBACK (3)	20'
SIDE SETBACK (3)	20'
BLDG. SEPARATION	10'
SIDE SETBACK ON STREET (1) (2) MAX.	15'
OFF STREET PARKING	
RESTAURANT	1 / 250 S.F.
RETAIL	1 / 300 S.F.
OFFICE	1 / 300 S.F.
HOTEL	1 / PER ROOM

NOTE: SHARED PARKING CAN BE USED FOR UP TO 25% OF TOTAL PARKING FOR USES IN QUESTION.

(1) 20' IF NO ONSTREET PARKING

(2) APPLIES TO AT LEAST ONE BUILDING IN A MULTIPLE BUILDING DEVELOPMENT.

(3.) A 100-FOOT SETBACK BUFFER MEASURED FROM THE TOP OF DITCH BANK TO ANY BUILDING. DETENTION/RETENTION POND CAN EXTEND INTO THIS SETBACK, WITH A MINIMUM OF 20-FOOT AREA RETAINED FOR TRAIL/ACCESS.

* PARCEL DESIGNATION FROM CONCEPT PUD.

** COMMERCIAL USES SHALL INCLUDE:
GENERAL OFFICES; SHOPS–(BARBER, BEAUTY, FLORIST, CAMERA, BAKERY, TAILOR, FURRIER, HOBBY, GIFT, MILLINERY); STORES–(CLOTHING, HARDWARE, APPLIANCE, SHOE, SPORTING GOODS, TOY, LIQUOR); PHARMACIES; MEDICAL AND DENTAL OFFICES, RESTAURANTS; BANKS AND FINANCIAL INSTITUTIONS; DEPARTMENT STORES; EATING AND DRINKING ESTABLISHMENTS, INCLUDING DRIVE–IN, AND INCLUDING THE SALE OF ALCOHOLIC BEVERAGES; THEATERS, NOT INCLUDING DRIVE–IN; CINEMAS; HOTELS AND MOTELS; WHOLESALING ESTABLISHMENTS INCLUDING "BIG BOX", IN EXCESS OF 35,000 SQ. FT. GROCERY STORES; GASOLINE SERVICE STATION, WITH CAR WASH BUT EXCLUDING AUTO BODY REPAIR.
NO SEXUALLY ORIENTED BUSINESSES WILL BE ALLOWED

*** RETENTION AND DRAINAGE MAY OCCUR WITHIN ANY OPEN SPACE AREAS SO LONG AS THE MINIMUM OPEN SPACE REQUIREMENT IS MET OUTSIDE THE DEFINED BOUNDARIES OF THE RETENTION AREAS TO BE APPROVED BY COMMUNITY PLANNING AND DEVELOPMENT SERVICE.

GENERAL NOTES:

1. PHASING WILL OCCUR IN A LOGICAL AND COST EFFECTIVE MANNER BASED ON INFRASTRUCTURE EXTENSION AND MARKET CONDITIONS. THE PROJECT IS EXPECTED TO BE BUILT IN PHASES, AS CONDITIONS DICTATE.

2. CONSTRUCTION WITHIN THIS DEVELOPMENT WILL CONFORM TO THE COMMERCE CITY DESIGN STANDARDS, LATEST EDITION AS CURRENTLY ADOPTED OR AMENDED.

3. PUBLIC UTILITIES ARE PERMITTED IN ALL ZONE DISTRICTS, AND SHALL BE UNDERGROUND.

DESIGN STANDARDS

1. PARCEL ACREAGES SHAPES, AND LOCATION ARE PRELIMINARY AND SUBJECT TO CHANGE WITH DETAILED PLANNING; PARCEL ACREAGES MAY CHANGE UP TO 15 PERCENT (15%) WITHOUT A MAJOR AMENDMENT TO THIS PUD ZONE DOCUMENT.

2. ALL RIGHT–OF–WAY DIMENSIONS ARE SUBJECT TO FINAL ON–SITE AND OFF–SITE TRAFFIC ANALYSES DURING THE PUD PERMIT AND SHALL BE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS. ALL ROADWAY DESIGN WILL MEET CITY OF COMMERCE CITY ROADWAY STANDARDS.

3. THE DRAINAGE INFRASTRUCTURE, INCLUDING RETENTION AND DRAINAGE ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE WITHIN THE DRAINAGE STUDY FOR THIS SITE. FINAL DRAINAGE STUDIES COMPLETED AT THE TIME OF PLATTING WILL BE USED TO MAKE THE FINAL DETERMINATION ON DRAINAGE NEEDS. IF IT IS DETERMINED THAT THE ENTIRE AREA OF DRAINAGE IDENTIFIED IN THIS PUD ZONE DOCUMENT IS NOT REQUIRED, THE ADDITIONAL ACREAGE WILL REVERT TO THE ADJACENT PROPOSED USES AND PARCEL YIELDS AND LAND USE ACREAGES MAY ADJUST ACCORDINGLY BASED UPON MAXIMUM ALLOWABLE DENSITY IDENTIFIED WITHIN THIS PUD ZONE DOCUMENT.

4. ALL DEVELOPMENT TO OCCUR WITHIN THE PROPERTY SHALL MEET OR EXCEED THE STANDARDS ESTABLISHED IN THE CITY OF COMMERCE CITY ZONING ORDINANCES. DEVELOPMENT TO OCCUR WITHIN THE PROPERTY SHALL BE SUBJECT TO CITY OF COMMERCE CITY APPROVAL PROCESS UNDER THE CITY'S ZONING ORDINANCES AND THE STANDARDS OUTLINED IN THIS PUD ZONE DOCUMENT. FOR ANY INSTANCES WHERE THE STANDARDS STATED IN THIS PUD ZONE DOCUMENT DIFFER FROM THOSE IN THE CITY OF COMMERCE CITY CODES AND ORDINANCES, THIS PUD ZONE DOCUMENT SHALL GOVERN, INCLUDING LAND USE.

5. AN OVERALL THEME SHALL BE INTEGRATED INTO THE COMMERCIAL DEVELOPMENT AT THE PUD PERMIT STAGE. DESIGN THEME SHALL INCORPORATE ARCHITECTURAL ELEMENTS INTO EACH BUILDING ELEVATION, LANDSCAPE AND SIGNAGE.

6. LANDSCAPING SHALL MEET ALL REQUIREMENTS CONTAINED IN THE COMMERCE CITY ZONING ORDINANCES PERTAINING TO LANDSCAPING AND THE APPROVED PLANT LIST AND LANDSCAPING SPECIFICATIONS DOCUMENT AT THE PUD PERMIT STAGE.

ROADWAY

1. 120TH AVENUE AND BUCKLEY ROAD CROSS SECTIONS SHALL BE PER COMMERCE CITY STANDARDS, SEE SHEET 4.

2. THE EXACT LOCATIONS OF ACCESS INTO THE PUD WILL BE APPROVED BY THE CITY ENGINEER AT THE TIME OF PLATTING PER THE CITY'S ACCESS SPACING REQUIREMENTS AS SUPPORTED BY A TRAFFIC STUDY.

3. A 12' REGIONAL TRAIL SHALL BE LOCATED ON THE NORTH SIDE OF 120TH AVENUE AND THE WEST SIDE OF BUCKLEY ROAD. TRAIL LOCATION SHALL BE AS SHOWN ON THE CITY'S STANDARD ROADWAY SECTIONS, SEE SHEET 4.

SIGNAGE:

SIGNAGE WILL BE REGULATED DURING PUD PERMIT WHICH SHALL BE INCORPORATED INTO OVERALL DESIGN THEME OF THE DEVELOPMENT.

APPROVAL IS REQUIRED BY CPDS STAFF OF SIGNAGE PRIOR TO BUILDING PERMIT APPROVAL.

INSTRUMENT #
DATE: JUNE 6, 2005
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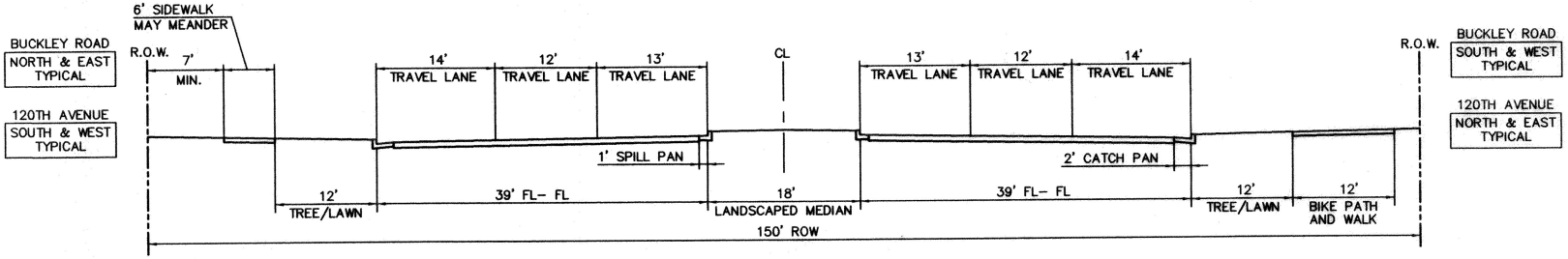

BUCKLEY ROAD/120TH AVENUE
PRINCIPAL ARTERIAL
SCALE: 1"=10'

NOTES:

1. TURN AND DECEL/ACCEL LANES SHALL BE 12' WIDE, INCLUDING GUTTER PANS.
2. EASEMENTS MAY BE DEDICATED AS RIGHT-OF-WAY IF SETBACKS ARE NOT AN ISSUE.
3. SIDEWALKS MAY MEANDER.
4. DUAL LEFT TURNS SHALL BE PROVIDED WHERE TRAFFIC VOLUMES DICTATE.
5. SEE PRINCIPAL AND REGIONAL ARTERIAL INTERSECTION DETAILS FOR TURN LANE AND ROW CONFIGURATIONS (CITY STANDARDS).

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