

# THIRD CREEK EAST PUD CONCEPT SCHEMATIC

A PARCEL OF LAND LOCATED WITHIN SECTION 11, TOWNSHIP 2 SOUTH, RANGE 66 WEST  
 OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

**VICINITY MAP**



**LEGAL DESCRIPTION**

KNOWN ALL MEN BY THESE PRESENTS THAT COWLEY COMPANIES BEING THE OWNER OF THAT PART OF THE SECTION 11, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHEAST CORNER OF SAID SECTION 11;

THENCE ALONG THE EAST LINE OF SAID SECTION 11, SOUTH 00°35'13" EAST, A DISTANCE OF 2,230.24 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1,200.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 52°30'57", AN ARC LENGTH OF 1,099.89 FEET;

THENCE SOUTH 51°56'22" WEST, A DISTANCE OF 532.90 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1,200.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°56'22", AN ARC LENGTH OF 1,087.82 FEET;

THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 400.00 FEET;

THENCE SOUTH 00°00'02" WEST, A DISTANCE OF 401.12 FEET TO THE SOUTHERLY LINE OF SAID SECTION 11;

THENCE ALONG SAID SOUTH LINE THE FOLLOWING TWO (2) COURSES:

1. SOUTH 89°45'58" WEST, A DISTANCE OF 1,297.65 FEET;
2. SOUTH 89°46'08" WEST, A DISTANCE OF 2,584.18 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°13'44" WEST, A DISTANCE OF 403.15 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 890.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°50'34", AN ARC LENGTH OF 618.90 FEET;

THENCE NORTH 39°36'51" EAST, A DISTANCE OF 343.35 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,010.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°50'34", AN ARC LENGTH OF 702.34 FEET;

THENCE NORTH 00°13'44" WEST, A DISTANCE OF 1,586.07 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,010.00 FEET;

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

THENCE NORTH 39°36'51" WEST, A DISTANCE OF 316.45 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 890.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°20'38", AN ARC LENGTH OF 611.15 FEET;

THENCE NORTH 00°16'13" WEST, A DISTANCE OF 263.44 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 21.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°07'50", AN ARC LENGTH OF 33.03 FEET TO LINE 60 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11;

THENCE ALONG SAID NORTH LINE, NORTH 89°51'38" EAST, A DISTANCE OF 1,388.36 FEET;

THENCE NORTH 00°08'22" WEST, A DISTANCE OF 30.00 FEET TO A LINE 30 FEET SOUTH AND PARALLEL WITH SAID NORTH LINE;

THENCE ALONG SAID NORTH LINE, NORTH 89°51'38" EAST, A DISTANCE OF 69.46 FEET;

THENCE NORTH 00°08'22" WEST, A DISTANCE OF 30.00 FEET TO THE NORTH LINE OF SAID SECTION 11;

THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES:

1. NORTH 89°51'38" EAST, A DISTANCE OF 1,071.71 FEET;
2. NORTH 89°51'07" EAST, A DISTANCE OF 2,640.50 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 523.053 ACRES, (22,784,206 SQUARE FEET), MORE OR LESS HAS SUBMITTED THIS PUD CONCEPT SCHEMATIC.

SHAUN D. LEE PLS NO. 38158  
 FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
 300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122  
 303-713-1898

**PROJECT NOTES**

1. THIS PLAN IS FOR A PUD CONCEPT SCHEMATIC AND IS SUBJECT TO CHANGE. THE FEEDBACK PROVIDED BY THE CITY IS INTENDED TO INFORM A FUTURE PUD ZONING APPLICATION.

**SHEET INDEX**

1. COVER SHEET
2. PUD CONCEPT SCHEMATIC

**PROJECT SUMMARY**

**PROJECT VISION:**

THIRD CREEK EAST IS A 523-ACRE MIXED USE COMMUNITY PLANNED TO INCLUDE A VARIETY OF RESIDENTIAL AND COMMERCIAL/RETAIL USES. THE COMMUNITY WILL FEATURE AN INTEGRATED AND DIVERSE BLEND OF RESIDENTIAL USES AND NEIGHBORHOOD-SCALE COMMERCIAL AND RETAIL USES. THE PROJECT WILL CREATE A WELL-BALANCED AND THOUGHTFULLY PLANNED COMMUNITY IN WHICH RESIDENTS CAN LIVE, WORK, AND PLAY WHILE SUPPORTING LOCAL AND REGIONAL VITALITY.

**LAND USE PLAN**

THE PROPERTY CONSISTS OF APPROXIMATELY 523 ACRES AND IS GENERALLY BOUNDED BY E. 104TH AVENUE ON THE SOUTH, E. 112TH AVENUE ON THE NORTH, HIMALAYA PARKWAY ON THE WEST, AND PICADILLY ROAD ON THE EAST. THE PROPERTY IS CURRENTLY ZONED A-3 WITHIN UNINCORPORATED ADAMS COUNTY AND IS SURROUNDED PRIMARILY BY AGRICULTURAL AND UNDEVELOPED LAND.

PRIMARY ACCESS WILL PROVIDED BY EXTENSIONS OF E. 104TH AVE. AND E. 112TH AVE, BOTH WITH EXISTING INTERCHANGES AT E-470. INTERNAL VEHICULAR CIRCULATION WILL BE SUPPORTED BY A NETWORK OF COLLECTOR, LOCAL, AND/OR PRIVATE ROADWAYS, TO BE DETERMINED THROUGH THE PUD AND DEVELOPMENT REVIEW PROCESS. A ROBUST PEDESTRIAN CIRCULATION SYSTEM WILL ALSO BE PROVIDED THROUGH A NETWORK OF SIDEWALKS AND TRAILS DESIGNED TO PROVIDE SAFE AND CONVENIENT MULTI-MODAL ACCESS WITHIN THE DEVELOPMENT AND TO SURROUNDING AREAS.

THE THIRD CREEK DRAINAGEWAY AND FLOODPLAIN IS LOCATED NEAR THE NORTHEAST PORTION OF THE PROPERTY AND WILL BE PRESERVED AS A NATURAL AMENITY FOR THE COMMUNITY. THIS AREA MAY BE ACTIVATED AS A PRIMARY OPEN SPACE CORRIDOR BY PROVIDING STRATEGICALLY PLACED TRAILS AND LOOKOUT POINTS ALONG THE PERIMETER WHILE MINIMIZING DISTURBANCE TO NATURAL HABITATS.

ACTIVE OIL AND GAS OPERATIONS EXIST IN THE AREA AND WILL BE ADDRESSED AS APPROPRIATE THROUGH BUFFERING, SETBACKS, AND OTHER APPLICABLE REQUIREMENTS. EXISTING PIPELINE CORRIDORS WILL REMAIN WITHIN EXISTING EASEMENTS.

BUILD-OUT OF THIRD CREEK EAST WILL BE PHASED IN A SYSTEMATIC AND LOGICAL MANNER AS MOST EFFICIENT FOR THE PROVISION OF PUBLIC AND PRIVATE INFRASTRUCTURE. DEVELOPMENT WILL LIKELY OCCUR IN MULTIPLE PHASES BASED ON CONSTRUCTION SEQUENCING AND MARKET CONDITIONS DRIVING THE OVERALL TIMELINE.

**CONFORMANCE WITH THE COMPREHENSIVE PLAN**

THE COMMERCE CITY C3 VISION PLAN DESIGNATES LAND WITHIN THE PROJECT AREA AS MIXED USE E-470, MIXED USE (CORRIDOR AND COMMERCIAL), AND RESIDENTIAL MEDIUM. THE THIRD CREEK EAST DEVELOPMENT CONFORMS TO THESE LAND USE DESIGNATIONS AND IMPLEMENTS THE FOLLOWING GOALS AND STRATEGIES AS IDENTIFIED WITHIN THE COMPREHENSIVE PLAN:

- FACILITATE MIXED-USE DEVELOPMENT, INCLUDING RETAIL/COMMERCIAL AND MEDIUM- AND HIGH-DENSITY RESIDENTIAL USES
- PROVIDE A DIVERSE AND COHESIVE BLEND OF RESIDENTIAL HOUSING TYPES NEAR COMMERCIAL AND ACTIVITY CENTERS
- PROVIDE NON-RESIDENTIAL USES AT APPROPRIATE SCALES AND INCORPORATE DESIGN THAT IS COMPATIBLE WITH SURROUNDING USES
- SUPPORT FUTURE OFFICE, EMPLOYMENT, RESEARCH AND DEVELOPMENT, WAREHOUSE, DISTRIBUTION, AND PRODUCTION USES WITHIN THE E-470 AND DENVER INTERNATIONAL AIRPORT INFLUENCE AREAS BY CREATING A LOCAL EMPLOYMENT BASE

THE PROJECT FURTHER SUPPORTS THE POLICIES OF THE E-470 INFLUENCE AREA, INCLUDING:

- PROVIDE A COHESIVE MIX OF LAND USES TO PROMOTE A HEALTHY JOBS-TO-HOUSING BALANCE WITHIN COMMERCE CITY
- ENSURE THAT LAND USE PATTERNS ARE COMPATIBLE WITH PRESENT AND FUTURE AIRPORT OPERATIONS
- PROVIDE EFFECTIVE TRANSITION OF LAND USES FROM E-470 AND THE DENVER INTERNATIONAL AIRPORT BOUNDARY
- CONSERVE LAND ALONG CREEKS/FLOODPLAIN AREAS AND UTILITY CORRIDORS, AND PLAN FOR WELL CONNECTED OPEN SPACE AREAS

**THIRD CREEK EAST**

COMMERCE CITY, CO

**OWNER:**

COWLEY COMPANIES

1242 E JACKSON STREET  
 PHOENIX, AZ 85034

**NOT FOR  
 CONSTRUCTION**

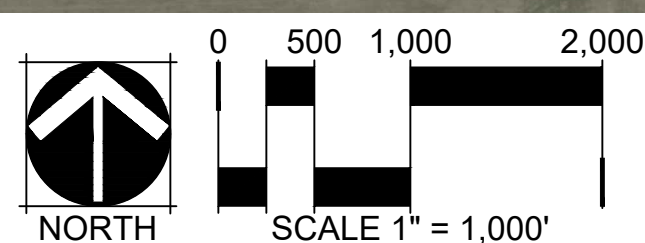
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10/12/21

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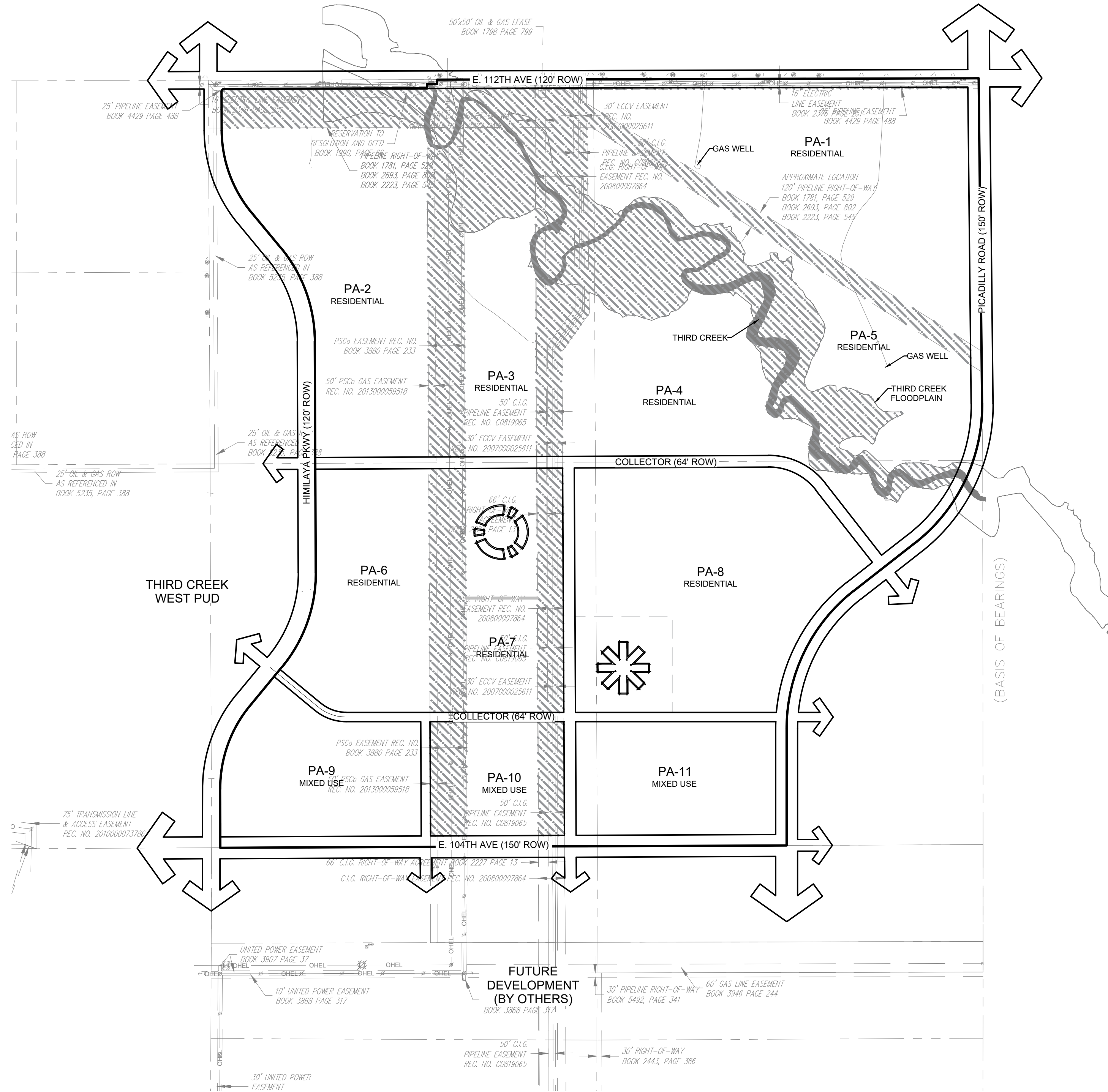
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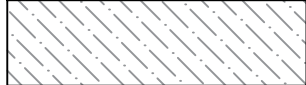
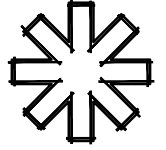
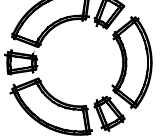
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OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

**PUD CONCEPT SCHEMATIC**



**LEGEND**

-  EASEMENTS/OPEN SPACE
-  10-ACRE ELEMENTARY SCHOOL
-  10-ACRE PARK

**LAND USE TABLE**

Land Use Designation	Acres <sup>1</sup>	Max. Density (du/ac)	Gross Max. Dwelling Units	Proposed Land Use
Residential	442.2	8	3538	Single-family detached, single-family attached, townhomes, patio homes, condominiums, lofts, apartments, senior housing facilities, elementary school, park
Mixed Use <sup>2,3</sup>	80.8	40	2425*	Retail/commercial, offices and employment, and medium- and high-density residential
<b>Total</b>	<b>523.1</b>	-	<b>5963</b>	

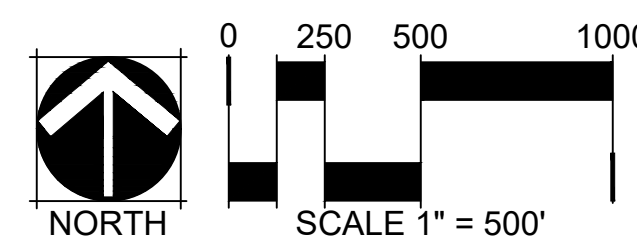
\*Calculated at 75% of gross acreage

**PROJECT NOTES**

- GROSS ACREAGES NOTED ABOVE ARE INCLUSIVE OF ROW, EASEMENTS, FLOODPLAIN, PARKS, OPEN SPACE, AND OTHER SECONDARY LAND USES.
- MIXED USE MAY CONSIST OF HORIZONTAL OR VERTICAL MIXED USE DEVELOPMENT. DENSITY IS INCLUSIVE OF ENTIRE PUD AND IS NOT ADMINISTERED ON A PARCEL-BY-PARCEL BASIS.
- RESIDENTIAL DEVELOPMENT IS LIMITED TO 75% OF THE MIXED USE LAND USE CATEGORY WITHIN THE ENTIRE PUD.
- SINCE THE PUD CONCEPT/SCHEMATIC IS GENERAL IN NATURE, PLANNING AREAS SHOWN FOR EACH USE MAY VARY AT THE TIME OF PUD PERMIT PHASE AND ARE NOT INTENDED TO INDICATE LOT LINES FOR PURPOSES OF LAND SALES, AND ARE SHOWN AS THUS.
- PARK AND OPEN SPACE LAND DEDICATION TO BE DETERMINED AT TIME OF PUD ZONING. PARK AND OPEN SPACE SHOWN IS CONCEPTUAL AND SUBJECT TO CHANGE IN SIZE AND LOCATION.
- RIGHT-OF-WAY DEDICATION TO BE DETERMINED AT TIME OF PUD ZONE DOCUMENT.
- ACCESS POINTS ARE CONCEPTUAL AND SUBJECT TO CHANGE.

**ANTICIPATED RESIDENTIAL USES**

Residential Use
<b>Single-family detached (SFD)</b>
SFD traditional front street access garage
SFD small lot front street access garage
SFD small lot rear ally access garage
SFD patio homes / for sale or for rent (multiple homes in multiple structures on one lot)
SFD clustered with motor court front access
SFD clustered with rear ally access & green court front orientation
<b>Single-family attached (SFA) - Duplex, Patio Homes w/ 2 units</b>
SFA traditional front street access garage
SFA rear ally access garage
SFA patio homes / for sale or for rent (multiple homes in multiple structures on one lot)
SFA clustered with motor court front access
SFA clustered with rear ally access & green court front orientation
<b>Multi-family (MF) - Townhomes, Patio Homes w/ 3 or more units, condominiums, apartments</b>
MF-townhome - traditional front street access garage
MF-townhome - rear ally access garage
MF-townhome - patio homes / for sale or for rent (multiple homes in multiple structures on one lot)
MF-townhome - clustered with motor court front access
MF-townhome - clustered with rear ally access & green court front orientation
MF-condo/apartment



**THIRD CREEK EAST**

COMMERCE CITY, CO

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