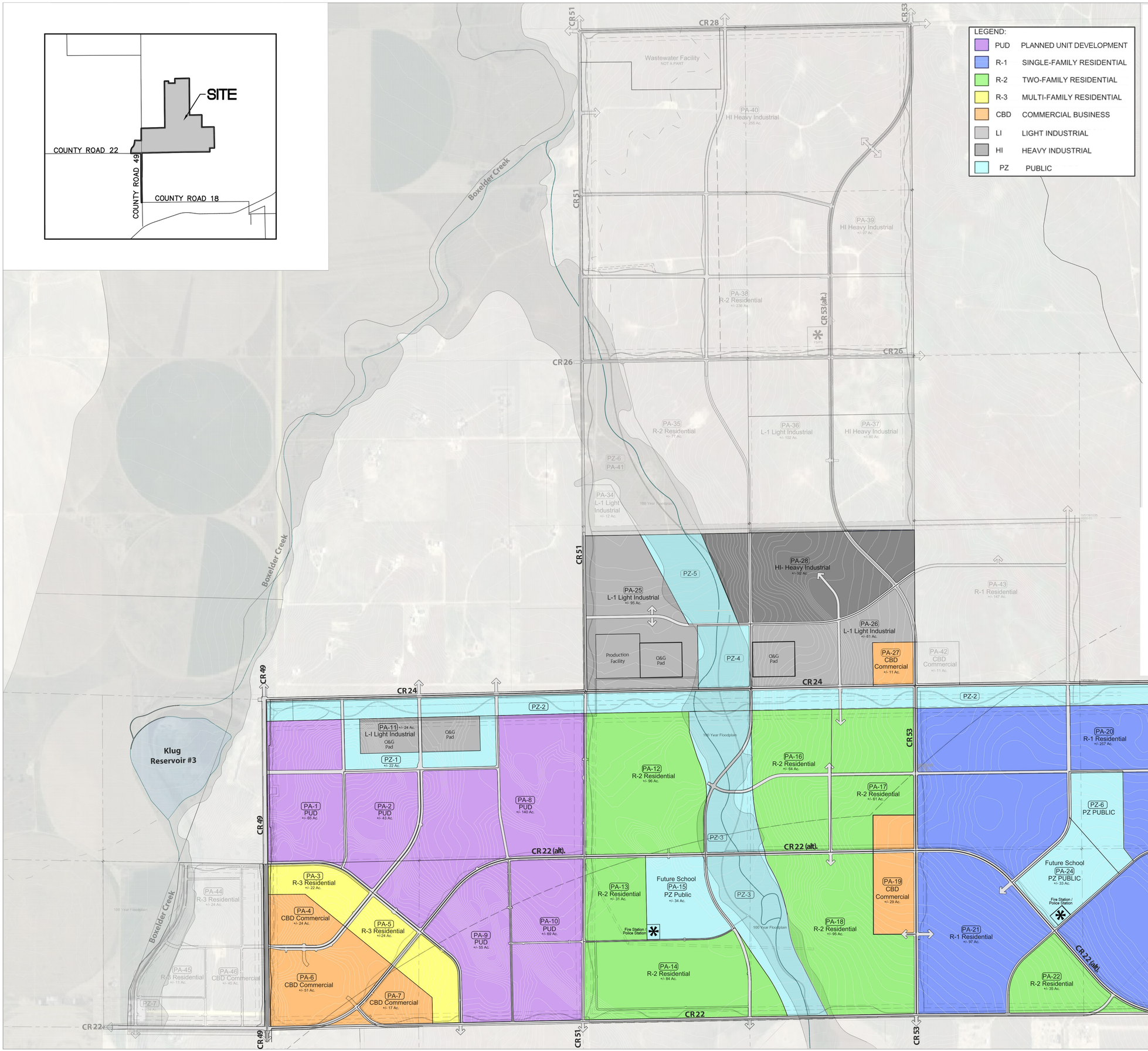
P I O N E E R : ANNEXATION 1 ZONING PLAN

DATE: JULY 10, 2019

PIONEER VILLAGE
COLORADO



SITE DATA

PA	Zoning	Land Use	Area (SF)	Area (Acres)	Open Space	Units	DU/A	Building SF
1	PUD	Planned Unit Development	2,822,202	65	13	829	16	
2	PUD	Planned Unit Development	1,887,401	43	9	555	16	
3	R-3	R-3 Residential	949,591	22	4	384	22	-
4	CBD	Commercial Business District	825,356	19	3		-	400,000
5	R-3	R-3 Residential	1,531,903	35	7	675	24	200,000
6	CBD	Commercial Business District	2,204,742	51	8	-	-	215,000
7	CBD	Commercial Business District W/ SFD	719,662	17	3	132	10	100,000
8	PUD	Planned Unit Development	6,099,922	140	28	896	8	
9	PUD	Planned Unit Development	2,384,257	55	11	350	8	-
10	PUD	Planned Unit Development	2,993,938	69	14	440	8	-
11	L-1	Light Industrial District	1,048,326	24	4	-	-	55,000
12	R-2	Two-Family Residential: SFA, SFD	4,188,296	96	19	462	6	-
13	R-2	Two-Family Residential: SFA, SFD	1,340,367	31	6	148	6	-
14	R-2	Two-Family Residential: SFA, SFD	3,680,588	84	17	47	7	-
15	PZ	PZ Public Zoning District	1,467,445	34	7	-	-	-
16	R-2	Two-Family Residential: SFA, SFD	2,772,735	64	13	407	8	-
17	R-2	Two-Family Residential: SFA, SFD	2,658,625	61	12	391	8	-
18	R-2	Two-Family Residential: SFA, SFD	4,137,543	95	19	594	8	-
19	CBD	Commercial Business District	1,283,803	29	4	-	-	26,000
20	R-1	Single-Family Residential District: SFD	11,187,165	257	77	1156	4.5	-
21	R-1	Single-Family Residential District: SFD	4,216,827	97	29	272	4	-
22	R-2	Residential: SFD / SFA / MF	1,515,037	35	7	223	8	-
23	R-1	Single-Family Residential District: SFD	5,450,315	125	38	350	4	-
24	PZ	PZ Public Zoning District	1,422,436	33	7	-	-	-
25	L-1	Light Industrial District	3,633,982	83	13	-	-	50,000
26	L-1	Light Industrial District	2,660,795	61	9	-	-	150,000
27	CBD	Commercial Business District	464,814	11	2	-	-	47,000
28	H-I	Heavy Industrial District	4,029,059	92	14	-	-	250,000
29	PZ-1	PZ Public Zoning District	973,352	-	22	-	-	-
30	PZ-2	PZ Public Zoning District	5,197,153	-	119	-	-	-
31	PZ-3	PZ Public Zoning District	4,127,524	-	95	-	-	-
32	PZ-4	PZ Public Zoning District	1,048,560	-	24	-	-	-
33	PZ-5	PZ Public Zoning District	1,142,116	-	26	-	-	-
-	ROW	Additional ROW	1,611,720	37	-	-	-	-
Totals			**93,677,558**	**2,151**	**682**	**8,311**	**4**	**1,493,000**

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[urban design] [planning] [landscape architecture] [tech]
5639 SOUTH CURTICE STREET
LITTLETON, COLORADO 80120
303 883 2735
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PIONEER VILLAGE: SITE DATA

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1	PUD	Planned Unit Development	2,822,202	65	13	829	16	
2	PUD	Planned Unit Development	1,887,401	43	9	555	16	
3	R-3	R-3 Residential	949,591	22	4	384	22	-
4	CBD	Commercial Business District	825,356	19	3		-	400,000
5	R-3	R-3 Residential	1,531,903	35	7	675	24	200,000
6	CBD	Commercial Business District	2,204,742	51	8	-	-	215,000
7	CBD	Commercial Business District W/ SFD	719,662	17	3	132	10	100,000
8	PUD	Planned Unit Development	6,099,922	140	28	896	8	
9	PUD	Planned Unit Development	2,384,257	55	11	350	8	-
10	PUD	Planned Unit Development	2,993,938	69	14	440	8	-
11	L-1	Light Industrial District	1,048,326	24	4	-	-	55,000
12	R-2	Two-Family Residential: SFA, SFD	4,188,296	96	19	462	6	-
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19	CBD	Commercial Business District	1,283,803	29	4	-	-	26,000
20	R-1	Single-Family Residential District: SFD	11,187,165	257	77	1156	4.5	-
21	R-1	Single-Family Residential District: SFD	4,216,827	97	29	272	4	-
22	R-2	Residential: SFD / SFA / MF	1,515,037	35	7	223	8	-
23	R-1	Single-Family Residential District: SFD	5,450,315	125	38	350	4	-
24	PZ	PZ Public Zoning District	1,422,436	33	7	-	-	-
25	L-1	Light Industrial District	3,633,982	83	13	-	-	50,000
26	L-1	Light Industrial District	2,660,795	61	9	-	-	150,000
27	CBD	Commercial Business District	464,814	11	2	-	-	47,000
28	H-I	Heavy Industrial District	4,029,059	92	14	-	-	250,000
29	PZ-1	PZ Public Zoning District	973,352	-	22	-	-	-
30	PZ-2	PZ Public Zoning District	5,197,153	-	119	-	-	-
31	PZ-3	PZ Public Zoning District	4,127,524	-	95	-	-	-
32	PZ-4	PZ Public Zoning District	1,048,560	-	24	-	-	-
33	PZ-5	PZ Public Zoning District	1,142,116	-	26	-	-	-
-	ROW	Additional ROW	1,611,720	37	-	-	-	-
Totals			**93,677,558**	**2,151**	**682**	**8,311**	**4**	**1,493,000**

PUD Zoning:

1. All uses within the PUD Zoning will follow all straight zoning code regulations within the Town's straight zone designation in Chapter 16.

2. The only deviation from the straight zoning code regulations is the minimum lot size for single family residential lots. The minimum lot size for all single family detached residential lots within the PUD zone districts shall be 2,600 Square Feet.

Legend:

BUFFER AREA

UTILITY EASEMENT

NORTH

0' 250' 500' 1000' 1500'

SCALE 1" = 500' - 0"

PIONEER VILLAGE
COLORADO
EST. 2019

Zoning Map: Annexation 1

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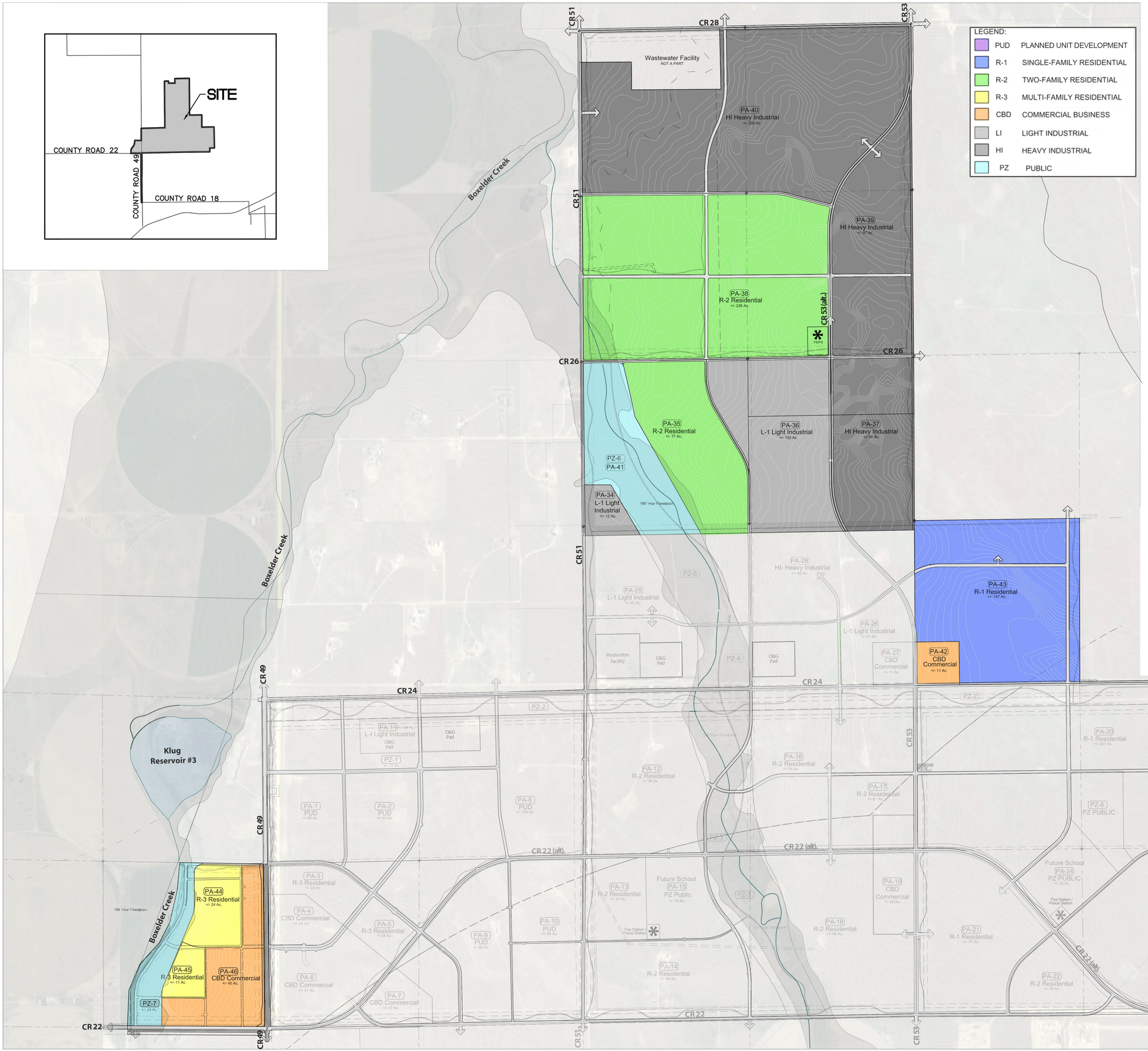
5634 SOUTH CURTICE STREET
LITTLETON, COLORADO 80120
(303) 462-2700
STACKLOT.COM

Date: 7.10.19

P I O N E E R : ANNEXATION 2 ZONING PLAN

DATE: JULY 10, 2019

PIONEER VILLAGE
COLORADO



SITE DATA

PA	Zoning	Land Use	Area (SF)	Area (Acres)	Open Space	Units	DU/A	Building SF
34	L-1	Light Industrial District	523,271	12	2	-	-	85,000
35	R-2	Two-Family Residential: SFA, SFD	3,356,327	77	15	437	7	-
36	L-1	Light Industrial District	4,431,026	102	15	-	-	612,000
37	H-I	Heavy Industrial District	3,506,555	80	12	-	-	450,000
38	R-2	Two-Family Residential: SFA, SFD	10,295,017	236	47	1324	7	-
39	H-I	Heavy Industrial District	4,219,778	97	15	-	-	600,000
40	H-I	Heavy Industrial District	11,096,477	255	38	-	-	950,000
41	PZ-6	PZ Public Zoning District	2,614,158	-	60	-	-	-
42	CBD	Commercial Business District	486,416	11	2		-	40,000
43	R-1	Single-Family Residential District: SFD	6,385,643	147	44	616	6	-
44	R-3	R-3 Residential	1,043,835	24	5	345	18	-
45	R-3	R-3 Residential	475,801	11	6	89	18	-
46	CBD	Commercial Business District	1,959,165	45	7	-	-	40,000
47	PZ-7	PZ Public Zoning District	1,049,025	-	24	-	-	-
-	ROW	Additional ROW	2,853,180	66	-	-	-	-
Totals			**54,295,675**	**1,246**	**292**	**2,810**	**2**	**2,777,000**

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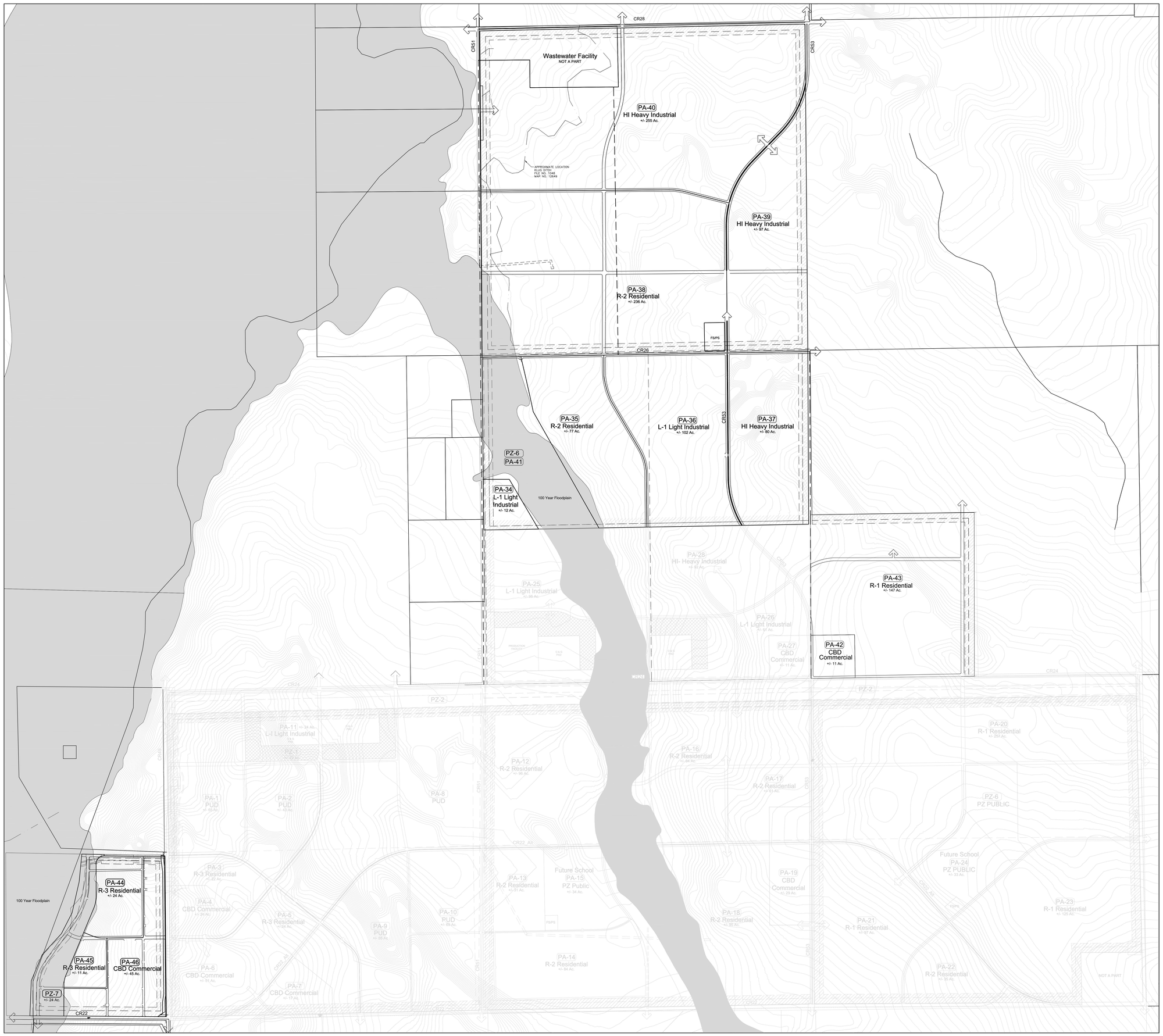
[urban design] [planning] [landscape architecture] [tech]
5630 SOUTH CURTICE STREET
LITTLETON, COLORADO 80120
303 883 2735
STACKLOT.COM



PIONEER VILLAGE: SITE DATA

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36	L-1	Light Industrial District	4,431,026	102	15	-	-	612,000
37	H-I	Heavy Industrial District	3,506,555	80	12	-	-	450,000
38	R-2	Two-Family Residential: SFA, SFD	10,295,017	236	47	1324	7	-
39	H-I	Heavy Industrial District	4,219,778	97	15	-	-	600,000
40	H-I	Heavy Industrial District	11,096,477	255	38	-	-	950,000
41	PZ-6	PZ Public Zoning District	2,614,158	-	60	-	-	-
42	CBD	Commercial Business District	486,416	11	2		-	40,000
43	R-1	Single-Family Residential District: SFD	6,385,643	147	44	616	6	-
44	R-3	R-3 Residential	1,043,835	24	5	345	18	-
45	R-3	R-3 Residential	475,801	11	6	89	18	-
46	CBD	Commercial Business District	1,959,165	45	7	-	-	40,000
47	PZ-7	PZ Public Zoning District	1,049,025	-	24	-	-	-
-	ROW	Additional ROW	2,853,180	66	-	-	-	-
Totals			**54,295,675**	**1,246**	**292**	**2,810**	**2**	**2,777,000**

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Legend:

BUFFER AREA

UTILITY EASEMENT

NORTH

0' 250' 500' 1000' 1500'

SCALE 1" = 500' - 0"

PIONEER VILLAGE
COLORADO
EST. 2019

Overall Zoning Map: Annexation 2

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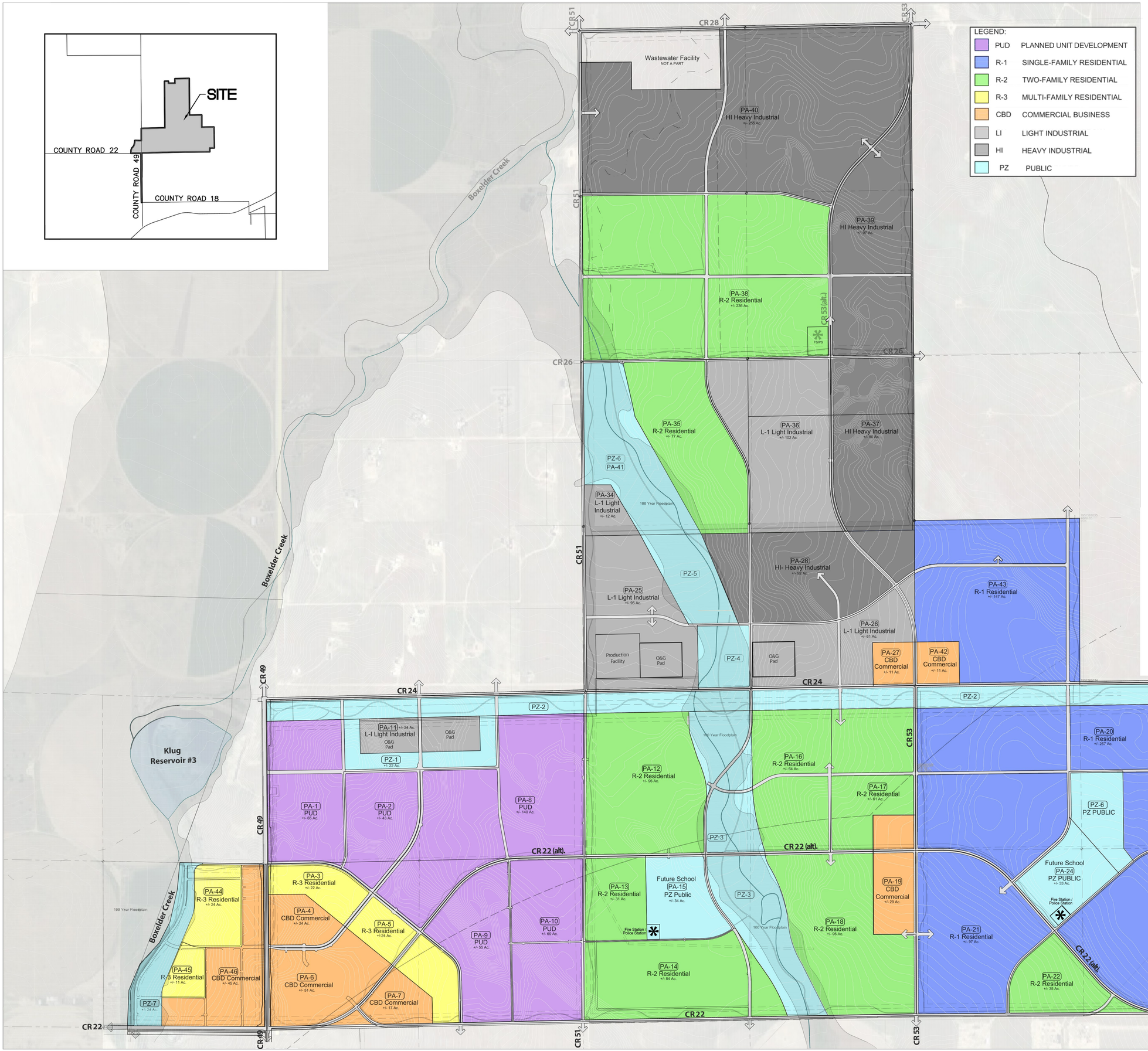
5655 SOUTH CURTICE STREET
LITTLETON, COLORADO 80120
303.623.0720
STACKLOT.COM

Date: 7.10.19

P I O N E E R : ANNEXATIONS 1 & 2 ZONING PLAN

DATE: JULY 10, 2019

PIONEER VILLAGE
COLORADO



SITE DATA

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	5	R-3	R-3 Residential	1,531,903	35	7	675	24	200,000
	6	CBD	Commercial Business District	2,204,742	51	8	-	-	215,000
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	16	R-2	Two-Family Residential: SFA, SFD	2,772,735	64	13	407	8	-
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	23	R-1	Single-Family Residential District: SFD	5,450,315	125	38	350	4	-
	24	PZ	PZ Public Zoning District	1,422,436	33	7	-	-	-
	25	L-1	Light Industrial District	3,633,982	83	13	-	-	50,000
	26	L-1	Light Industrial District	2,660,795	61	9	-	-	150,000
	27	CBD	Commercial Business District	464,814	11	2	-	-	47,000
	28	H-I	Heavy Industrial District	4,029,059	92	14	-	-	250,000
	29	PZ-1	PZ Public Zoning District	973,352	-	22	-	-	-
	30	PZ-2	PZ Public Zoning District	5,197,153	-	119	-	-	-
	31	PZ-3	PZ Public Zoning District	4,127,524	-	95	-	-	-
	32	PZ-4	PZ Public Zoning District	1,048,560	-	24	-	-	-
	33	PZ-5	PZ Public Zoning District	1,142,116	-	26	-	-	-
	-	ROW	Additional ROW	1,611,720	37	-	-	-	-
Sub-Totals				**93,677,558**	**2,151**	**682**	**8,311**	**4**	**1,493,000**
ANNEXATION 2	34	L-1	Light Industrial District	523,271	12	2	-	-	85,000
	35	R-2	Two-Family Residential: SFA, SFD	3,356,327	77	15	437	7	-
	36	L-1	Light Industrial District	4,431,026	102	15	-	-	612,000
	37	H-I	Heavy Industrial District	3,506,555	80	12	-	-	450,000
	38	R-2	Two-Family Residential: SFA, SFD	10,295,017	236	47	1324	7	-
	39	H-I	Heavy Industrial District	4,219,778	97	15	-	-	600,000
	40	H-I	Heavy Industrial District	11,096,477	255	38	-	-	950,000
	41	PZ-6	PZ Public Zoning District	2,614,158	-	60	-	-	-
	42	CBD	Commercial Business District	486,416	11	2		-	40,000
	43	R-1	Single-Family Residential District: SFD	6,385,643	147	44	616	6	-
	44	R-3	R-3 Residential	1,043,835	24	5	345	18	-
	45	R-3	R-3 Residential	475,801	11	6	89	18	-
	46	CBD	Commercial Business District	1,959,165	45	7	-	-	40,000
	47	PZ-7	PZ Public Zoning District	1,049,025	-	24	-	-	-
	-	ROW	Additional ROW	2,853,180	66	-	-	-	-
Sub-Totals				**54,295,675**	**1,246**	**292**	**2,810**	**2**	**2,777,000**
Totals				**147,973,232**	**3,397**	**974**	**11,121**	**3**	**4,270,000**

STACKLot
[urban design] [planning] [landscape architecture] [tech]
5630 SOUTH CURTICE STREET
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303.883.2735
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NORTH

0' 250' 500' 1000' 1500'

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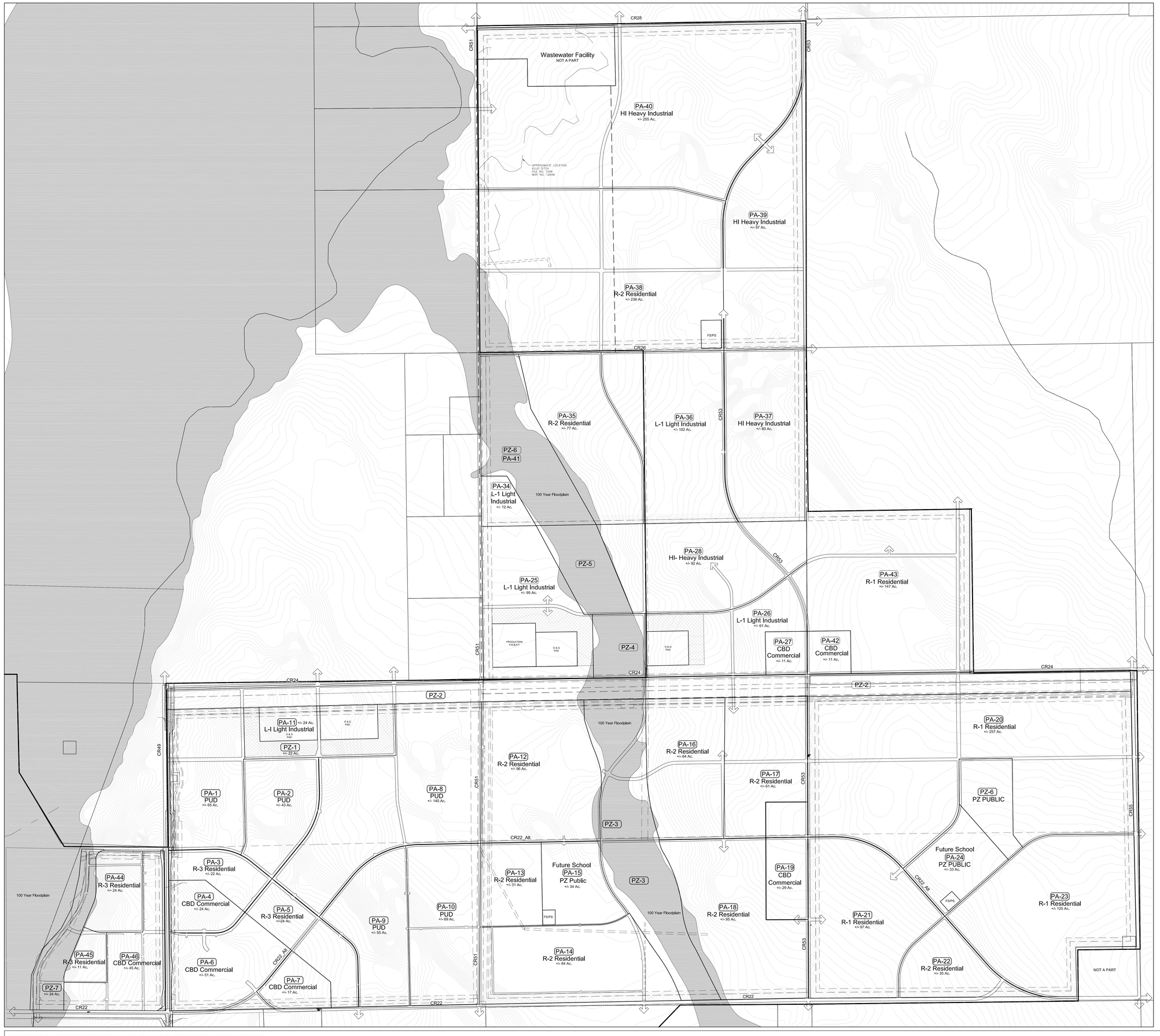

PIONEER VILLAGE: SITE DATA

StackLot - 6.25.19

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	46	CBD	Commercial Business District	1,959,165	45	7	-	-	40,000
	47	PZ-7	PZ Public Zoning District	1,049,025	-	24	-	-	-
	-	ROW	Additional ROW	2,853,180	66	-	-	-	-
	Sub-Totals			**54,295,675**	**1,246**	**292**	**2,810**	**2**	**2,777,000**
	Totals			**147,973,232**	**3,397**	**974**	**11,121**	**3**	**4,270,000**

PUD Zoning:

1. All uses within the PUD Zoning will follow all straight zoning code regulations within the Town's straight zone designation in Chapter 16.

2. The only deviation from the straight zoning code regulations is the minimum lot size for single family residential lots. The minimum lot size for all single family detached residential lots within the PUD zone districts shall be 2,600 Square Feet.

Legend:

BUFFER AREA

UTILITY EASEMENT

NORTH

0' 250' 500' 1000' 1500'

SCALE 1" = 500' - 0"

PIONEER VILLAGE
< COLORADO >
EST. 2018

Overall Zoning Map: Annexation 1 & 2

Date: 7.10.19

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