

# MOUNTAIN VIEW INDUSTRIAL PARK PUD ZONE DOCUMENT AMENDMENT # 6 TO MOUNTAIN VIEW INDUSTRIAL PARK P.U.D.

PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 2

KNOW ALL MEN BY THESE PRESENTS THAT \_\_\_\_\_  
BEING THE OWNER OF THAT PART OF LOT C OF BLOCK 3 MOUNTAIN VIEW  
INDUSTRIAL PARK, FILE NO. 17 MAY 956, RECEPTION NO. C028645 RECORDED AT THE  
ADAMS COUNTY CLERK AND RECORDER'S OFFICE IN THE STATE OF COLORADO.

EXECUTED THIS \_\_\_\_\_ DAY \_\_\_\_\_, AD 20\_\_\_\_\_

OWNER'S SIGNATURE AND PRINTED NAME \_\_\_\_\_

ACKNOWLEDGEMENT:

STATE OF COLORADO

COUNTY OF ADAMS

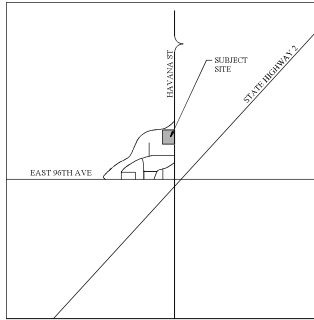
CITY OF COMMERCE CITY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ME THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_



**VICINITY MAP**  
SCALE: 1"=2,000'

**PURPOSE STATEMENT**

MOUNTAIN VIEW INDUSTRIAL PARK P.U.D. AMENDMENT # 6 AMENDS THE ZONING ON LOT C OF BLOCK 3. THE ZONING ON SAID LOT WILL BE CHANGED FROM INDUSTRIAL (I-1) TO INDUSTRIAL (I-2) ZONING. ALL ADDITIONAL ARCHITECTURAL AND SCREENING STANDARDS SHALL FOLLOW THE INDUSTRIAL STANDARDS.

THIS DOCUMENT CONTAINS A RECORD OF PAST P.U.D. AMENDMENTS FOR REFERENCE.

**DEVELOPMENT STATISTICS**

TOTAL ACREAGE = 3.106 ACRES

TOTAL NUMBER OF LOTS = 1

**NOTES**

1. INUNDATION LIMITS FROM 100 YR EVENT AS DETERMINED FROM DRAINAGE REPORT PREPARED BY TUTTLE APPELDATE INC ON 08/01/1997. ANY USE OF THESE AREA ARE SUBJECT TO THE MOST CURRENT COMMERCE CITY REGULATIONS.

**LOT NOTES**

1. LOT A (LOTS 1 & 2 OF BLOCK 1, AMENDMENT NO. 2) WAS CREATED IN 2001 VIA CONSOLIDATION PLAT #S-436-01. THIS LOT IS ZONED I-2 BECAUSE THE LARGER OF THE TWO LOTS, WHEN COMBINED, WAS I-2.
2. LOT B (LOTS 4 & 5 OF BLOCK 3) WAS CREATED IN 2003 VIA BUILDING PERMIT BLD-2003-1129.
3. LOT C (LOTS 10 & 11 OF BLOCK 3) WAS CREATED IN 2005 VIA CONSOLIDATION PLAT #S-333-05.

**SHEET INDEX**

SHEET NO.	SHEET TITLE
1	COVER SHEET
2	PUD AMENDMENT NOTES

**CITY APPROVAL**

APPROVAL OF THE COMMERCE CITY PLANNING COMMISSION:

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_

CHAIRPERSON \_\_\_\_\_

APPROVAL OF THE CITY COUNCIL OF COMMERCE CITY:

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_


CITY CLERK \_\_\_\_\_

MAYOR \_\_\_\_\_

**LOT SUMMARY TABLE**

BLOCK	LOT	USE	SIZE (AC)	P.A.L. (SQFT)	BLD. HEIGHT (FEET)	
1	1	GENERAL RETAIL & S1	1.48	0.10	35'	
1	2	GENERAL RETAIL & S1	2.86	0.10	35'	
1	A*	S2	2.141	0.26	50'	
1	AMENDMENT 1	3	S4	1.871	0.10	50'
2	1	S2	1.998	0.10	50'	
2	2	S2	1.489	0.10	50'	
2	3	S2	1.449	0.10	50'	
2	4	GENERAL RETAIL & S1	1.56	0.10	35'	
2	5	S4	1.892	0.10	50'	
2	6	S2	1.876	0.10	50'	
2	7	S2	1.40	0.10	50'	
2	8	S2	1.896	0.10	50'	
3	1	S2	2.075	0.10	50'	
3	2	S2	1.542	0.10	50'	
3	3	S2	1.21	0.10	50'	
3	4	S2	1.012	0.10	50'	
3	5	S2	2.112	0.10	50'	
3	6	S2	2.112	0.10	50'	
3	7	S2	2.112	0.10	50'	
3	8	S2	2.112	0.10	50'	
3	9	S2	2.112	0.10	50'	
3	10	S2	2.112	0.10	50'	
3	11	S2	2.112	0.10	50'	

\* SEE LOT NOTE 1, SHEET 1  
\*\* SEE LOT NOTE 2, SHEET 1  
\*\*\* SEE LOT NOTE 3, SHEET 1



**TURNKEY**  
General Contractors, Inc.

6870 N. MOUNTAIN VIEW, SUITE K  
DENVER, CO 80221  
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TURKEY@CC.COM

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MOUNTAIN VIEW INDUSTRIAL PARK  
PUD AMENDMENT # 6

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DRAWING DATE: **10-15-21**  
JOB NO: **4321**  
TITLE: **COVER SHEET**  
SHEET NO: **1 OF 2**

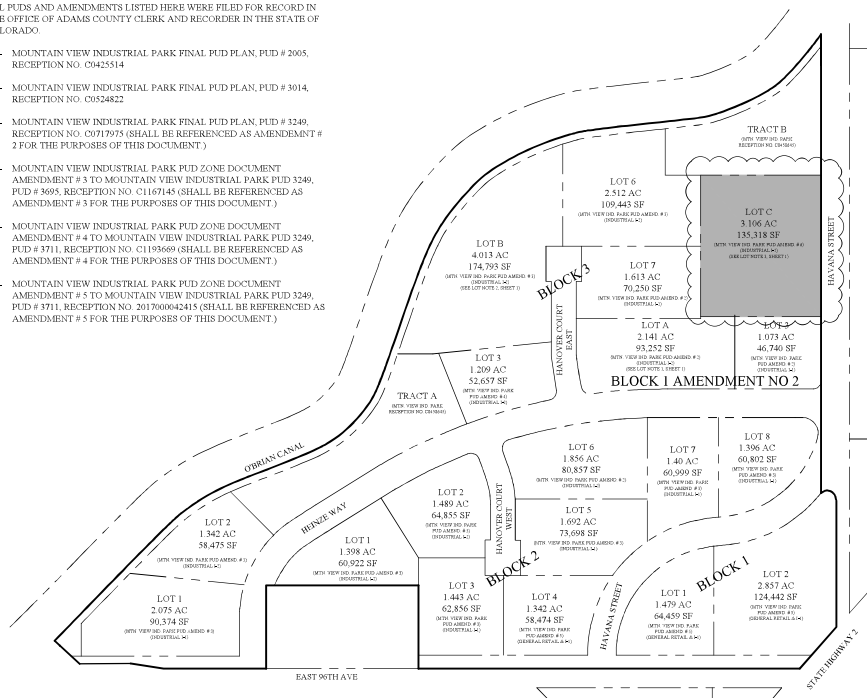
# MOUNTAIN VIEW INDUSTRIAL PARK PUD ZONE DOCUMENT AMENDMENT # 6 TO MOUNTAIN VIEW INDUSTRIAL PARK P.U.D.

SHEET 1 OF 2

## MOUNTAIN VIEW INDUSTRIAL PARK PUD AND AMENDMENT NOTES

ALL PUDS AND AMENDMENTS LISTED HERE WERE FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO.

- MOUNTAIN VIEW INDUSTRIAL PARK FINAL PUD PLAN, PUD # 2005, RECEPTION NO. C0425514
- MOUNTAIN VIEW INDUSTRIAL PARK FINAL PUD PLAN, PUD # 3014, RECEPTION NO. C0524822
- MOUNTAIN VIEW INDUSTRIAL PARK FINAL PUD PLAN, PUD # 3249, RECEPTION NO. C0717973 (SHALL BE REFERENCED AS AMENDMENT # 2 FOR THE PURPOSES OF THIS DOCUMENT)
- MOUNTAIN VIEW INDUSTRIAL PARK PUD ZONE DOCUMENT AMENDMENT # 3 TO MOUNTAIN VIEW INDUSTRIAL PARK PUD 3249, PUD # 3695, RECEPTION NO. C116745 (SHALL BE REFERENCED AS AMENDMENT # 3 FOR THE PURPOSES OF THIS DOCUMENT)
- MOUNTAIN VIEW INDUSTRIAL PARK PUD ZONE DOCUMENT AMENDMENT # 4 TO MOUNTAIN VIEW INDUSTRIAL PARK PUD 3249, PUD # 3711, RECEPTION NO. C1193669 (SHALL BE REFERENCED AS AMENDMENT # 4 FOR THE PURPOSES OF THIS DOCUMENT)
- MOUNTAIN VIEW INDUSTRIAL PARK PUD ZONE DOCUMENT AMENDMENT # 5 TO MOUNTAIN VIEW INDUSTRIAL PARK PUD 3249, PUD # 3711, RECEPTION NO. 2017000042415 (SHALL BE REFERENCED AS AMENDMENT # 5 FOR THE PURPOSES OF THIS DOCUMENT)



	FRONT	REAR	SIDE	SIDE STREET
I-1	20'	10'	10'	NA
I-2	20'	10'	10'	NA
GENERAL RETAIL & I-3	20'	10'	25' AND 9'	20'

BLOCK	LOT	USE	SIZE (ACRES)	F.A.R. (MIN)	MAX HEIGHT	OUTDOOR STR.
BLOCK 2	6	I-2	1.856	0.3	50'	25% MAX
BLOCK 1 AMEND NO 2	A*	I-2	2.141	0.26	50'	25% MAX
	3	I-1/2021	1.073	0.3	50'	10% MAX

\* SEE LOT NOTE 1, SHEET 1

BLOCK	LOT	USE	SIZE (ACRES)	F.A.R. (MIN)	MAX HEIGHT	OUTDOOR STR.
BLOCK 2	1	I-2	1.388	0.10	50'	35% MAX
	2	I-2	1.489	0.10	50'	35% MAX
	3	I-1	1.443	0.10	50'	35% MAX
	5	I-1	1.692	0.10	50'	35% MAX
	7	I-1	1.40	0.10	50'	35% MAX
	8	I-1	1.306	0.10	50'	35% MAX
BLOCK 3	1	I-1	2.0750	0.10	50'	35% MAX
	2	I-2	1.3429	0.10	50'	35% MAX
	B**	I-2	4.0130	0.10	50'	35% MAX
	6	I-2	2.512	0.10	50'	35% MAX
	C***	I-1	3.1060	0.10	50'	35% MAX

\*\* SEE LOT NOTE 2, SHEET 1

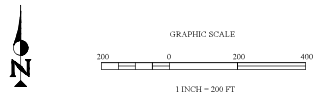
\*\*\* SEE LOT NOTE 3, SHEET 1

BLOCK	LOT	USE	SIZE (ACRES)	F.A.R. (MIN)	MAX HEIGHT	OUTDOOR STR.
BLOCK 3	3	I-2	1.21	0.10	50'	35% MAX

BLOCK	LOT	USE	SIZE (ACRES)	F.A.R. (MIN)	MAX HEIGHT	OUTDOOR STR.
BLOCK 3	C***	I-2	3.106	0.10	50'	35% MAX

\*\*\* SEE LOT NOTE 3, SHEET 1

**STACKING AND SCREENING REQUIREMENTS**  
ALL OUTDOOR STORAGE AREAS SHALL BE ENCLOSED BY A FENCE OR WALL ADEQUATE TO CONCEAL SUCH AREAS FROM ADJACENT NONINDUSTRIAL PROPERTY AND PUBLIC RIGHT-OF-WAY.



	EXISTING LOT LINES
	MOUNTAIN VIEW INDUSTRIAL PARK PUD BOUNDARY
	AMENDMENT # 6

General Contractors, Inc.

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DENVER, CO 80221  
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## MOUNTAIN VIEW INDUSTRIAL PARK PUD AMENDMENT # 6

EAST 96TH AVE. & HAVANA ST.  
COMMERCIAL CITY, CO

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DRAWING DATE	10-15-21
JOB NO.	4321
TITLE	PUD AMENDMENT NOTES
SHEET NO.	2 OF 2