

#2-826-05-08

PRAIRIE GATEWAY PUD ZONE DOCUMENT AMENDMENT #1

SHEET 1 OF 4

PARCELS OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 67 WEST
AND THE NORTHWEST ONE-QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 67 WEST
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

AMENDMENT #1 IS NOT A REPLACEMENT OF THE ENTIRE ORIGINAL PUD ZONE DOCUMENT.

OWNERS' CERTIFICATE:

THE CITY OF COMMERCE CITY, BEING THE OWNER OF THE PROPERTY HEREIN DESCRIBED, DOES HEREBY SUBMIT THIS PLANNED UNIT DEVELOPMENT AND AGREES TO PERFORM UNDER THE TERMS NOTED HEREON.

James M. Hammy
OWNER

ACKNOWLEDGEMENT:

STATE OF COLORADO)
COUNTY OF ADAMS)

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED
BEFORE ME THIS 7th DAY OF May, 2008

NOTARY PUBLIC

Jackie L. Banks

MY COMMISSION EXPIRES 3/16/2010

JACKIE L. BANKS
NOTARY PUBLIC
STATE OF COLORADO

ADAMS COUNTY SCHOOL DISTRICT 14, BEING THE OWNER OF THE PROPERTY HEREIN DESCRIBED, DOES HEREBY SUBMIT THIS PLANNED UNIT DEVELOPMENT AND AGREES TO PERFORM UNDER THE TERMS NOTED HEREON.

Summitte Lewis
OWNER

ACKNOWLEDGEMENT:

STATE OF COLORADO)
COUNTY OF ADAMS)

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED
BEFORE ME THIS 24th DAY OF APRIL, 2008

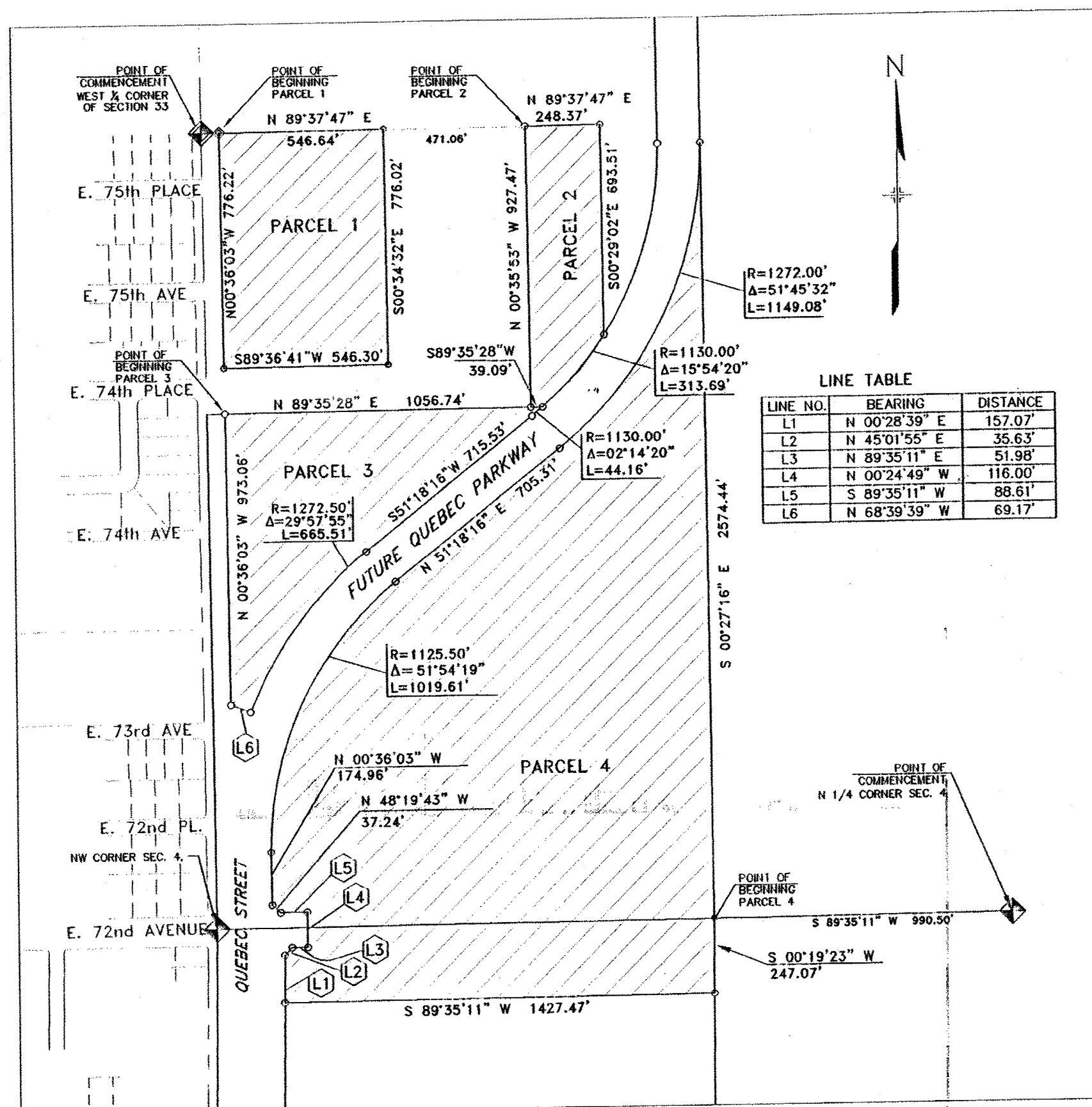
NOTARY PUBLIC

Christine V. Ortiz

MY COMMISSION EXPIRES 10-11-08



My Commission Expires 10/11/2008



VICINITY MAP
1" = 400'

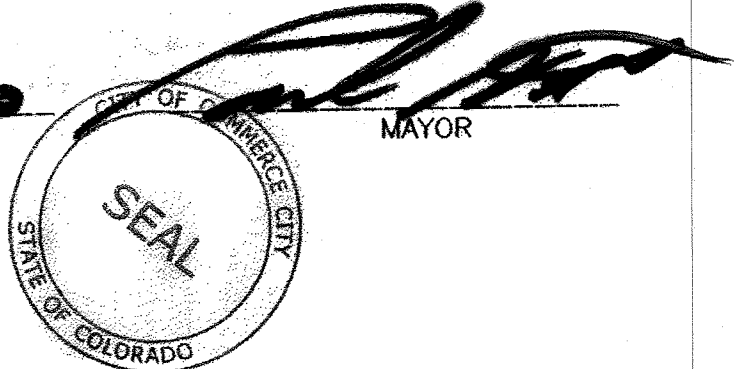
APPROVAL CERTIFICATE:

APPROVED BY THE CITY OF COMMERCE CITY PLANNING COMMISSION
THIS 4th DAY OF March, A.D. 2008

[Signature]
CHAIRPERSON

APPROVED BY THE CITY OF COMMERCE CITY, CITY COUNCIL THIS
7th DAY OF April, A.D. 2008

[Signature]
ATTEST CITY CLERK



ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PUD WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT 11:40 A.M. ON THE

28th DAY OF May, A.D. 2008

BY: *[Signature]*
DEPUTY



CITY OF COMMERCE CITY 7887 EAST 60TH AVENUE COMMERCE CITY, CO 80022	
Project:	PRAIRIE GATEWAY
Title:	PUD ZONE DOCUMENT AMENDMENT #1
Date Modified:	9-7-07
Drawn By:	CBS
Checked By:	JAX
Sheet 1 of 4	

RECEPTION NO. 2008000042541



PRAIRIE GATEWAY
PUD ZONE DOCUMENT AMENDMENT #1

SHEET 2 OF 4

PARCELS OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 67 WEST
AND THE NORTHWEST ONE-QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 67 WEST
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

AMENDMENT #1 IS NOT A REPLACEMENT OF THE ENTIRE ORIGINAL PUD ZONE DOCUMENT.

LEGAL DESCRIPTIONS:

PARCEL 1:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 33; THENCE NORTH 89°37'47" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 33, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING FOR PARCEL 1;

1. THENCE CONTINUING NORTH 89°37'47" EAST, A DISTANCE OF 546.64 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER;
2. THENCE SOUTH 00°34'32" EAST, A DISTANCE OF 776.02 FEET;
3. THENCE SOUTH 89°36'41" WEST, A DISTANCE OF 546.30 FEET;
4. THENCE NORTH 00°36'03" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER A DISTANCE OF 776.22 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 424,252 SQUARE FEET, OR 9.74 ACRES, MORE OR LESS.

PARCEL 2:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 33; THENCE NORTH 89°37'47" EAST ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 33 A DISTANCE OF 1077.70 FEET TO THE POINT OF BEGINNING FOR PARCEL 2.

1. THENCE CONTINUING NORTH 89°37'47" EAST, A DISTANCE OF 248.37 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER;
2. THENCE SOUTH 00°29'02" EAST, A DISTANCE OF 693.51 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT;
3. THENCE ALONG SAID CURVE A DISTANCE OF 313.69 FEET HAVING A RADIUS OF 1130.00 FEET, A CENTRAL ANGLE OF 15°54'20", CHORD BEARING AND DISTANCE OF S41°05'30"W, 312.58;
4. THENCE SOUTH 89°35'28" WEST, A DISTANCE OF 39.09 FEET;
5. THENCE NORTH 00°35'53" WEST, A DISTANCE OF 927.47 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 207,623 SQUARE FEET, OR 4.77 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS IS THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED ON THE SOUTH END BY A FOUND 3" ALUMINUM CAP STAMPED "DMWW" IN RANGE BOX WITH NO LID, AND THE NORTH END BY A FOUND 3.25" ALUMINUM CAP STAMPED "WC, LS 17488, 1991" FOR A WITNESS CORNER, WHICH BEARS NORTH 00°36'03" WEST, A DISTANCE OF 2642.67 FEET.

PARCEL 3:

A PARCEL OF LAND BEING LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 33; THENCE SOUTH 00°36'03" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER OF SECTION 33, A DISTANCE OF 928.06 FEET TO THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN RECEPTION NO. 20040702000568710 RECORDED ON JULY 02, 2004 IN THE CLERK AND RECORDER'S OFFICE OF THE COUNTY OF ADAMS, STATE OF COLORADO; THENCE NORTH 89°35'28" EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING FOR PARCEL 3;

1. THENCE NORTH 89°35'28" EAST, A DISTANCE OF 1056.74 FEET;
2. THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1130.00 FEET, A CENTRAL ANGLE OF 2°14'20" AND AN ARC LENGTH OF 44.16 FEET; THE CHORD OF WHICH BEARS S50°11'60"W, AND A DISTANCE OF 44.15 FEET
3. THENCE SOUTH 51°18'16" WEST A DISTANCE OF 715.53 FEET;
4. THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1272.50 FEET, A CENTRAL ANGLE OF 29°57'55" AND AN ARC LENGTH OF 665.51 FEET;
5. THENCE NORTH 68°39'39" WEST, A DISTANCE OF 69.17 FEET;
6. THENCE NORTH 00°36'03" WEST, A DISTANCE OF 973.06 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 475,830 SQUARE FEET OR 10.92 ACRES, MORE OR LESS.

PARCEL 4:

A PARCEL OF LAND BEING LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 67 WEST AND THE NORTHWEST ONE-QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 4; THENCE SOUTH 89°35'11" WEST, ALONG THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 4, A DISTANCE OF 990.50 FEET TO THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN RECEPTION NO. 20040702000568710 RECORDED ON JULY 02, 2004 IN THE CLERK AND RECORDER'S OFFICE OF THE COUNTY OF ADAMS, STATE OF COLORADO AND THE POINT OF BEGINNING FOR PARCEL 4;

1. THENCE SOUTH 00°19'23" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 247.07 FEET;
2. THENCE SOUTH 89°35'11" WEST, PARALLEL WITH THE NORTHERLY LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 1427.47 FEET;
3. THENCE NORTH 00°28'39" EAST, A DISTANCE OF 157.07 FEET;
4. THENCE NORTH 45°01'55" EAST, A DISTANCE OF 35.63 FEET;
5. THENCE NORTH 89°35'11" EAST, A DISTANCE OF 51.98 FEET;
6. THENCE NORTH 00°24'49" WEST, A DISTANCE OF 116.00 FEET;
7. THENCE SOUTH 89°35'11" WEST, A DISTANCE OF 88.61 FEET;
8. THENCE NORTH 48°19'43" WEST, A DISTANCE OF 37.24 FEET;
9. THENCE NORTH 00°36'03" WEST, A DISTANCE OF 174.96 FEET TO A POINT OF CURVE TO THE RIGHT;
10. THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1125.50 FEET, A CENTRAL ANGLE OF 51°54'19" AND AN ARC LENGTH OF 1019.61 FEET;
11. THENCE NORTH 51°18'16" EAST, A DISTANCE OF 705.31 FEET TO A POINT OF CURVE TO THE LEFT;
12. THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1272.00 FEET, A CENTRAL ANGLE OF 51°45'32" AND AN ARC LENGTH OF 1149.08 FEET TO THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN RECEPTION NO. 20040702000568710;
13. THENCE SOUTH 00°27'16" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 2574.44 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 2,375,727 SQUARE FEET OR 54.54 ACRES, MORE OR LESS.

CITY OF COMMERCE CITY 7887 EAST 60TH AVENUE COMMERCE CITY, CO 80022	
Project: PRAIRIE GATEWAY	
Title: PUD ZONE DOCUMENT AMENDMENT #1	
Date Modified: 9-7-07	
Drawn By: CBS	
Checked By: JAX	Sheet 2 of 4



PRAIRIE GATEWAY PUD ZONE DOCUMENT AMENDMENT #1

SHEET 3 OF 4

PARCELS OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 67 WEST
AND THE NORTHWEST ONE-QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 67 WEST
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
AMENDMENT #1 IS NOT A REPLACEMENT OF THE ENTIRE ORIGINAL PUD ZONE DOCUMENT.

GENERAL NOTES:**1. Parcel Boundaries**

Parcel acreages and boundaries are preliminary and subject to change with detailed planning. Parcel acreage may change up to 15% without a major amendment to this PUD Zone Document. Such changes will result in corresponding changes to the parcel yields shown in the land use summary. If parcel changes are made, all right-of-way dimensions and classifications are subject to change as well.

2. Phasing

Phasing will occur in a logical and cost effective manner based on infrastructure extension, availability of utility service and market conditions. The project will be built in several phases, as conditions dictate. It is anticipated that development will begin north of 56th Avenue and east of Quebec Street adjacent to the City of Commerce City and the vicinity of the Stapleton Redevelopment area.

3. Design Standards

Design elements for development within this PUD Zone Document shall follow Codes, Covenants and Restrictions (CCR), approved by the City of Commerce City for this specific project. CCR's include design standards regulating the design, character, and other details of these elements prior to their implementation. The design must receive administrative approval by the Community Planning and Development Services Director prior to issuance of a building permit. These design elements include:

- 1) Architectural Elements
- 2) Signage
- 3) Parcel Landscaping
- 4) Fencing
- 5) Accessory structures
- 6) Lighting
- 7) Building Materials
- 8) Parking Lot Layout & Landscape Guidelines
- 9) Right-of-Way, Landscaping (Quebec, 56th Avenue & On-Site Roadways)

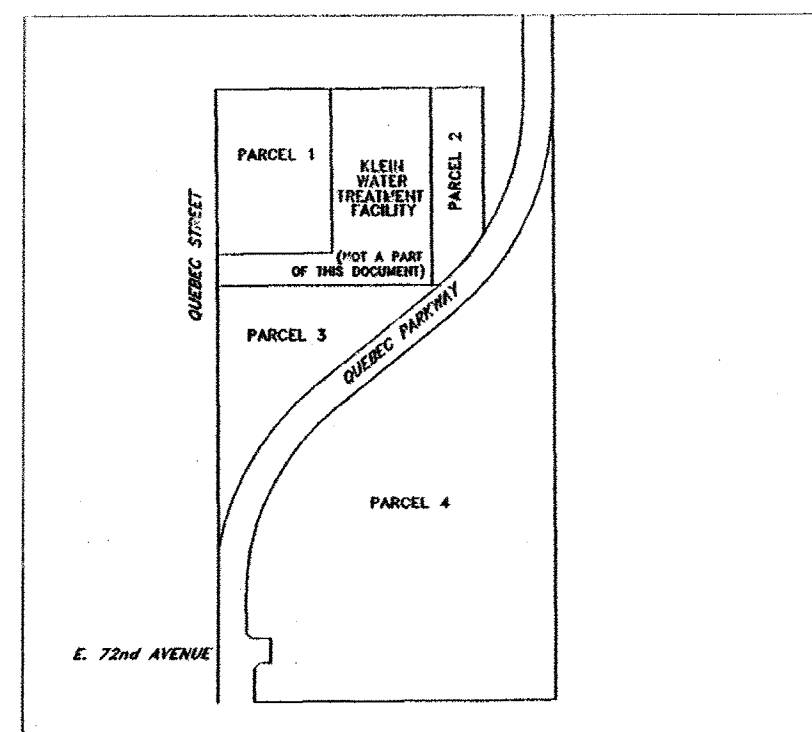
4. Approval and Appeal Procedures

In the event that the City and the Developer are unable to agree on the specifications and requirements of the CCR's, then any disagreements shall be forwarded to the Project Management Team, as defined in the Master Development Agreement of October 25, 2004, for resolution in accordance with the terms thereof. After the finalization of the CCR's, in the event that staff fails to approve the final plan or design submitted by the applicant, whether that failure to approve is based on the plan or design's alleged failure to comply with the applicable CCR's, or any other applicable design standards, and notwithstanding anything contained in Commerce City's Code of Ordinance to the contrary, the

BULK STANDARDS	
LOT SIZE minimum	10,000
LOT SQ.FT.	
BUILDING HEIGHT	100
Maximum (2)	
FRONT	0
SETBACK minimum	
FRONT	(4)
SETBACK maximum	
SIDE	0
SETBACK minimum	
SIDE	N/A
SETBACK maximum	
REAR	10'
SETBACK minimum	
REAR	N/A
SETBACK maximum	
SIDE ON STREET	0
SETBACK minimum	
SIDE ON STREET	0
SETBACK maximum	
FLOOR AREA RATIO	0.5
FAR minimum (3)	

BULK STANDARD NOTES:

1. LOT SIZE MINIMUMS IN COMMERCIAL AREAS MAY VARY WITH TYPE OF LAND USE AND SITE CONSTRAINTS. THESE VARIANCES REQUIRE ADMINISTRATIVE APPROVAL FOR THE COMMUNITY PLANNING AND DEVELOPMENT SERVICES DIRECTOR AT THE P.U.D PERMIT STAGE.
2. THE FRONT SETBACK MAXIMUM REQUIREMENT WILL BE INCORPORATED AND ADMINISTRATIVELY APPROVED BY STAFF IN THE CCR'S.
3. BULK STANDARDS FOR PUBLIC USES MAY VARY WITH TYPE OF LAND USE AND SITE CONSTRAINTS. THESE VARIANCES REQUIRE ADMINISTRATIVE APPROVAL FOR THE COMMUNITY PLANNING AND DEVELOPMENT SERVICES DIRECTOR AT THE P.U.D PERMIT STAGE.



PARKING STANDARDS MINIMUMS	
BUILDING TYPE	SPACES per sq ft, unit, or seat
OFFICE	1/250 sq ft
HOTEL	1/per room
HEALTH CARE	1/200 sq ft
RETAIL	1/300 sq ft
RESTAURANTS	1/200 sq ft

PARKING STANDARD NOTES:

1. The parking ratio minimums listed above may be reduced if the developer can demonstrate the ability to use shared parking. The developer will need to demonstrate the specific use and location are compatible with the proposed shared parking areas. Should the developer demonstrate the ability to successfully use shared parking, these lower parking ratios can be administratively approved by the CPDS director in the Covenants, Controls, and Restrictions by up to 40%.

LANDSCAPE NOTES:

A series of open space areas have been configured to link commercial facilities, education facilities, and provide continuous trails spanning the Prairie Gateway. The open space comprises managed and dedicated areas that provide a range of community and recreational activities, ecological functions and educational opportunities.

Dedicated open space consists of conserved and restored areas of significant habitat, prairie shrub and grasslands, passive recreation and demonstration areas for monitoring, research and education. Such dedicated open space will reflect a pastoral quality of western landscape character. Retention ponds and swales will accommodate surface storm water overflow and water quality capture volumes from the development parcels.

Managed landscape areas can provide combinations of passive and active recreational activities that exhibit either a formal urban neighborhood setting or natural area environment character. Streetscapes and Parkways are components in forming the site's identity and enhances the visitor's experience.

Plant communities should reflect diversity, use of native and naturalized species, be sensitive to water conservation, responsive to drought conditions and provide wildlife habitat.

Codes, Covenants, and Restrictions (CCR) document created for this Prairie Gateway project specifies approved plant species for trees, shrubs, perennials (groundcovers and grasses), structural composition for vertical diversification, ratios for evergreens and deciduous species composition, and specification of wetland and dryland seeding mixtures.

The irrigation system installed will be permanent for quality of construction and performance of system and an insurance factor for future drought conditions our region experiences in cycles. Irrigation for the establishment zone in the conservation areas will rely on water delivery from the permanent system but will only be active during the period of establishment for grassland restoration (estimated to be 2-3 years). Irrigation for the permanent zone will always be active to support vegetation species requiring more water in managed open space areas and will be monitored for conservation measures. Trees and shrubs will utilize drip systems. Subsurface irrigation should be explored to reduce the amount of overhead spray systems.

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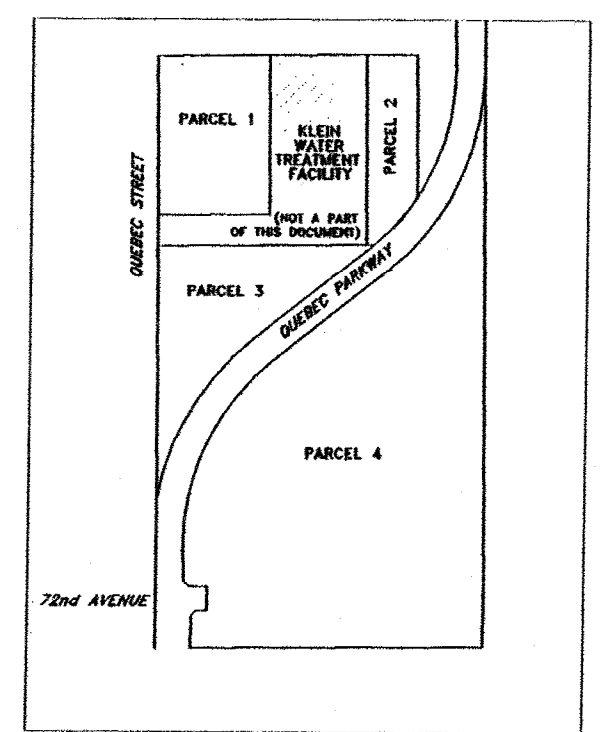


PRAIRIE GATEWAY PUD ZONE DOCUMENT AMENDMENT #1

SHEET 4 OF 4

PARCELS OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 67 WEST
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LAND USE AREA MAP



LAND USE SCHEDULE FOR PARCELS 1 AND 2
(CONTINUED)

Excluded Uses:
Residential
Industrial uses as defined in Commerce City Zoning Ordinance classifications of I-0, I-1, I-2, and I-3, as adopted or amended.
Manufacturing
Storage or warehousing
Contractor Shops
Agriculture
Outdoor kennels or catteries
Cemeteries and mortuaries
Sexually oriented business as defined by City of Commerce City code
Group home
Child care center
Visitor Center including staff office, hospitality facilities and associated parking
Public and private golf courses and related uses
Public welfare institutions and social services
Public welfare offices
Oil & gas wells
Permanent Outdoor Sale or Rental of motor vehicles, campers, boats, motorized equipment and accessories for such vehicles
Christmas tree lots permits not to exceed thirty (30) days
Flea markets, indoor and outdoor
Lumber and building supply yards
Sales from moveable structure, vacant lot or parking lot
Recyclable materials collection facilities
Machinery sales, including truck trailers and heavy equipment
Automotive and motorcycle sales, repair service parts and dealers with exterior lots
Public stadiums, arenas, and auditoriums

LAND USE SCHEDULE FOR PARCELS 3 AND 4

Uses by right:
Public administrative offices and service buildings.
Public parks and public recreation centers.
Private parks.
Public utility offices.
Public outdoor recreational facilities.
Public gardening and similar cultivation of land, nursery, and supplementary to the primary public use.
Public parking lots.
Cemeteries and crematories, or mausoleums when incidental or supplemental to primary cemetery use.
Libraries.
Public welfare institutions and social service organizations.
Public and private schools, colleges, universities, vocational and trade schools.
Public and private golf courses.
The above-mentioned uses by right are by way of example and not by way of limitation.

LAND USE SCHEDULE FOR PARCELS 1 AND 2

Use by Right:
Medical and dental offices/clinic
Animal hospitals (excluding outdoor kenneling)
Art or craft studio
Libraries
Museums
Public parks and public recreation centers/facilities
Private parks and private open space
Public and private commercial and non-commercial outdoor recreation (at the Discretion of the CPDS Director, the proposed use may be required to obtain a CUP if it is determined the proposed use is not compatible with surrounding proposed or existing use.)
Athletic fields, including athletic camp, academies
Public utility offices
Public administration offices and service buildings
Fire stations and ambulance services
Retail Shops
Sporting Goods
Restaurants
Eating and drinking establishments, Excluding drive-in type
Eating and drinking establishments, Including drive-in type
Eating and drinking establishments, Including drive-in type, along Quebec St. And 56 th Ave.
Digital and photo imaging
Supermarkets
Personal Care services excluding tattoo and piercing
Full service car wash (at the discretion of the CPDS Director, the proposed use may be required to obtain a CUP if it is determined the proposed use is not compatible with surrounding proposed or existing use.)
Gasoline service stations, including car wash and small convenience store except in Mixed Use parcels the gasoline pumps shall be set back a minimum of fifteen (15) feet from property lines and not be enclosed in a structure.
Home improvement, lumber yard as accessory
Sidewalk sales, carnival or bazaar permits not to exceed thirty (30) days
Farmers markets
Nurseries (with limited storage of animal by-products, fertilizer, fungicides, herbicides and insecticides as necessary for retail and wholesale purposes and for arboriculture uses on premises)
Community sales center/welcome center incidental and necessary for the sale of new construction (permanent)
Automotive and motorcycle sales, repair service parts and dealers with interior showrooms only
Bed & breakfast
Hotels (rooms with an interior entrance) as a primary use and motels (rooms with an exterior entrance) exterior as an accessory structure, primary use is defined

Exclusions:
Enterprises of general commercial nature.
Private lodges and clubs.
Private gardening and cultivation of land.
Residential uses.
Private industrial uses unless otherwise provided for as a use by permit in this zone district.
Above ground storage of flammable and combustible liquids.
Commercial or private radio and television broadcasting stations.
Race tracks.
Adult entertainment uses.
The above-listed exclusions are by way of example and not by way of limitation.

Temporary Uses:
Temporary office
Temporary signage
Temporary construction trailer(s) incidental and necessary for the sale and/or construction of new construction by the permittee (Each permit shall be valid for a period of not more than six (6) calendar months and may be renewed for six (6) consecutive month periods at the same location
Temporary outside storage yards for contractors, provided that no permit shall be granted for such use unless adequate provisions are made for concealing such storage by concealing-type fences or walls for adjacent properties in such a manner as to assure the protection of the general health, safety and welfare of the public.

Uses by permit:
Public transportation terminals.
Fire stations and ambulance services.
Sanitation and wastewater treatment facilities.
Water treatment facility.
Public confinement facilities, reformatories, correctional institutions and facilities, halfway houses, and treatment facilities of institution side.
Public utilities and garages and shop facilities, including substations.
Public stadiums, arenas, and auditoriums.
Hospitals.
Churches, synagogues, and other religious institutions.
Public airports and heliports.
Public or governmental communication centers, radio or television broadcasting stations, and private land mobile radio services (i.e., public radio services, special emergency radio services, etc.).
Group homes.
Any use determined to be appropriate by the city council after application of the conditional use criteria.

Conditional Use:
Public health facilities
Public schools
Private schools
Churches and religious institutions
Public and private colleges, universities vocational and trade schools
Public and private commercial and non-commercial outdoor recreation (at the discretion of the CPDS Director, the proposed use may be required to obtain a CUP if it is determined the proposed use is not compatible with surrounding proposed or existing use.)
Public utility substations
Public transportation terminals
Liquor stores including drive-thru's
Full service car wash (at the discretion of the CPDS Director, the proposed use may be required to obtain a CUP if it is determined the proposed use is not compatible with surrounding proposed or existing use.
Motels
Car pool lots/park and ride

