

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 MAP 950, RECEPTION NO. CO458645 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

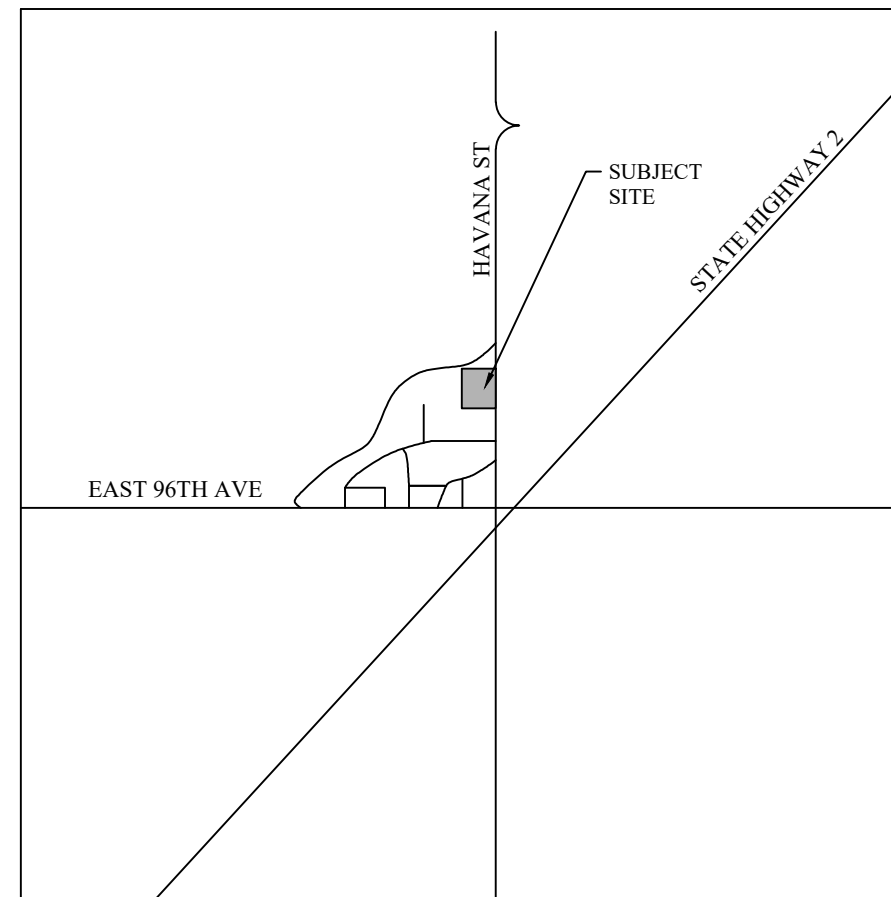
CITY OF COMMERCE CITY

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

THE 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 APPLGATE 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-330-01. 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)	F.A.R. (MIN)	BLD HEIGHT (MAX)
1	1	GENERAL RETAIL & I-1	1.48	0.10	35'
1	2	GENERAL RETAIL & I-1	2.86	0.10	35'
1 AMENDMENT 2	A*	I-2	2.141	0.26	50'
1 AMENDMENT 2	3	I-1	1.073	0.30	50'
2	1	I-2	1.398	0.10	50'
2	2	I-2	1.489	0.10	50'
2	3	I-1	1.443	0.10	50'
2	4	GENERAL RETAIL & I-1	1.34	0.10	35'
2	5	I-1	1.692	0.10	50'
2	6	I-2	1.856	0.30	50'
2	7	I-1	1.40	0.10	50'
2	8	I-1	1.396	0.10	50'
3	1	I-1	2.075	0.10	50'
3	2	I-2	1.342	0.10	50'
3	3	I-2	1.21	0.10	50'
3	B**	I-2	4.013	0.10	50'
3	6	I-2	2.512	0.10	50'
3	7	I-2	1.06	0.10	50'
3	C***	I-2	3.106	0.10	50'

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

6870 N. BROADWAY, SUITE K
DENVER, CO 80221
P: 303.467.9667 F: 303.467.9384
TURNKEYGC.COM

REVISION	DATE	DESCRIPTION

**MOUNTAIN VIEW INDUSTRIAL PARK
PUD AMENDMENT # 6**

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

DRAWING DATE	10-15-21
JOB NO.	4321
TITLE	COVER SHEET

SHEET NO.
1 OF 2

ADAMS COUNTY CLERK AND RECORDER:

THIS PUD WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK

AND RECORDER IN THE STATE OF COLORADO AT _____.

THIS _____ DAY OF _____, 20_____.

BY: _____
COUNTY CLERK AND RECORDER

RECEPTION NUMBER: _____

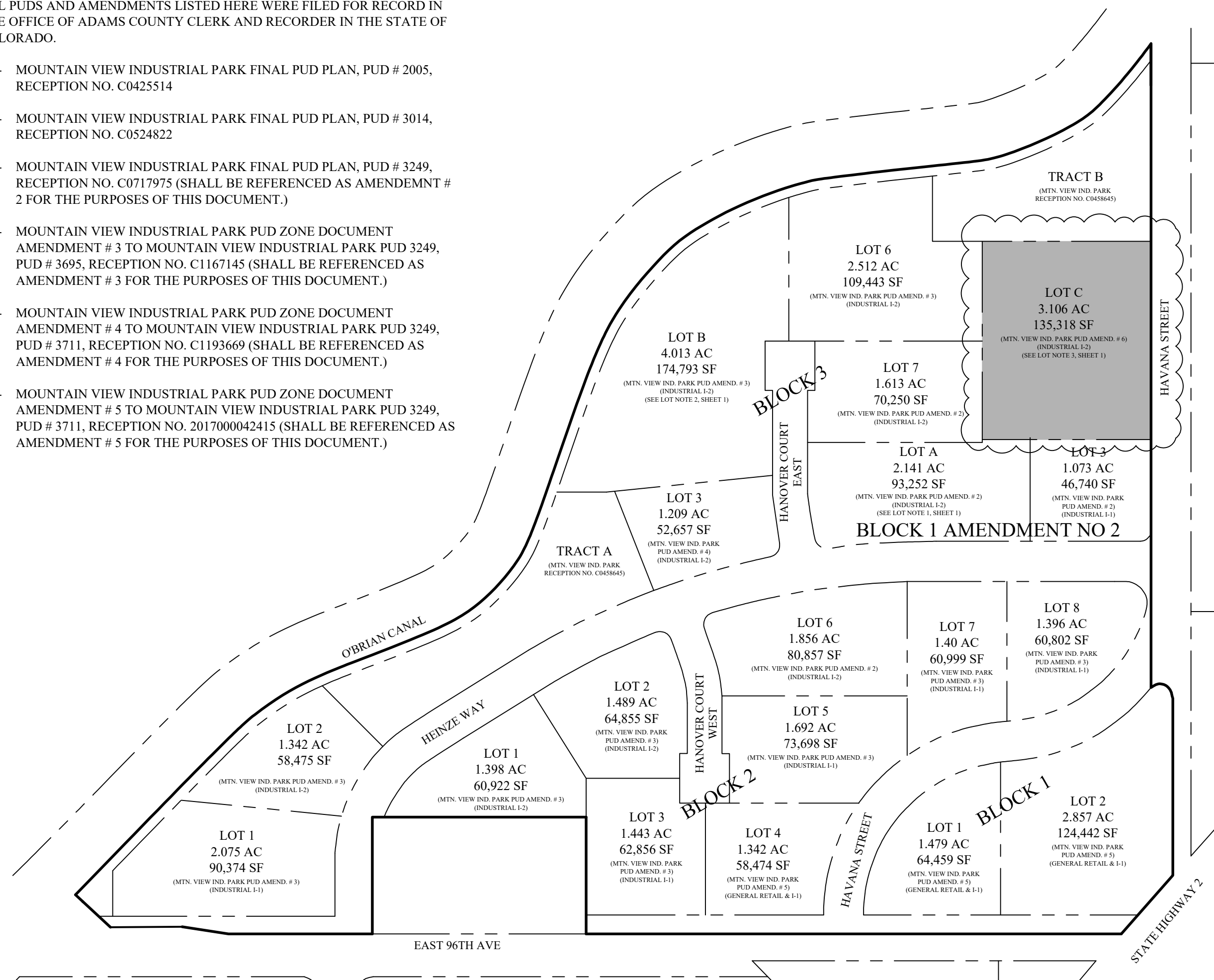
MOUNTAIN VIEW INDUSTRIAL PARK PUD ZONE DOCUMENT AMENDMENT # 6 TO MOUNTAIN VIEW INDUSTRIAL PARK P.U.D.

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. C0717975 (SHALL BE REFERENCED AS AMENDEMENT # 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. C1167145 (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.)



LOT SETBACK STANDARDS				
	FRONT	REAR	SIDE	SIDE STREET
I-1	20'	10'	10'	NA
I-2	20'	10'	10'	NA
GENERAL RETAIL & I-1	20'	10'	25' AND 5'	20'

MOUNTAIN VIEW INDUSTRIAL PARK P.U.D. ZONE DOCUMENT AMENDMENT # 2 (PUD 3249)						
	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 AMD NO. 2	A*	I-2	2.141	0.26	50'	25% MAX
	3	9/1/2021	1.073	0.3	50'	10% MAX

* SEE LOT NOTE 1, SHEET 1

MOUNTAIN VIEW INDUSTRIAL PARK P.U.D. ZONE DOCUMENT AMENDMENT # 3 (PUD 3695)						
	LOT	USE	SIZE (ACRES)	F.A.R. (MIN)	MAX HEIGHT	OUTDOOR STR.
BLOCK 2	1	I-2	1.398	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
	T	I-1	1.40	0.10	50'	35 % MAX
	8	I-1	1.396	0.10	50'	35 % MAX
BLOCK 3	1	I-1	2.0750	0.10	50'	35 % MAX
	2	I-2	1.3420	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

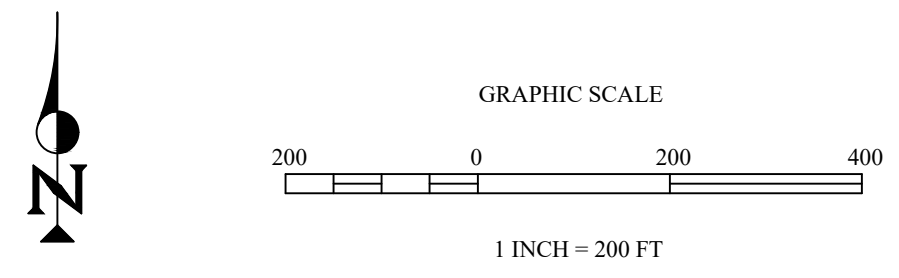
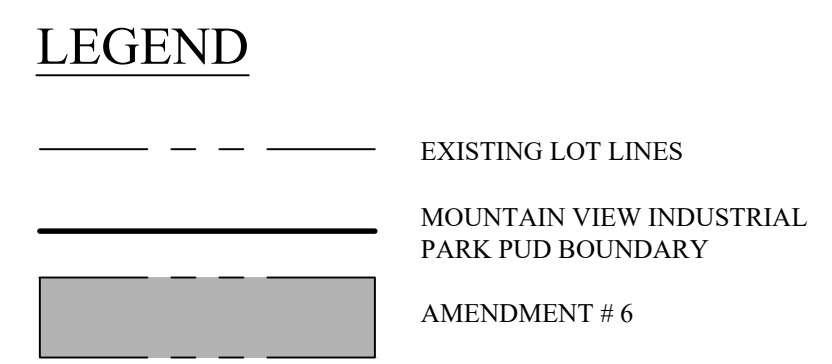
MOUNTAIN VIEW INDUSTRIAL PARK P.U.D. ZONE DOCUMENT AMENDMENT # 4 (PUD 3711)						
	LOT	USE	SIZE (ACRES)	F.A.R. (MIN)	MAX HEIGHT	OUTDOOR STR.
BLOCK 3	3	I-2	1.21	0.10	50'	35% MAX

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



TURNKEY
General Contractors, Inc.

TK

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