



STAFF REPORT

Planning Commission

CASE #Z-660-97-99-00-03-03-17-22			
PC Date:	April 5 th , 2022	Case Planner:	Omar Yusuf
CC Date:	May 2, 2022		
Location:	9801 Havana Street, Henderson, CO 80640		
Applicant:	Hanley Holdings	Owner:	Hanley Holdings
Address:	7398 Brighton Blvd Commerce City, CO 80022	Address:	7398 Brighton Blvd Commerce City, CO 80022

Case Summary	
Request:	PUD Zone Document Amendment to rezone one lot in the Mountain View Industrial Park PUD from PUD I-1 to PUD I-2
Project Description:	The applicant proposes to amend the existing approved PUD Zone Document to allow for the change of uses from I-1 to I-2 for Lot C, Block 3
Issues/Concerns:	<ul style="list-style-type: none"> Maintain buffer between Tract C drainage area to the north Uses of I-2 vs I-1 Utilization of storage area
Key Approval Criteria:	<ul style="list-style-type: none"> Mountain View Industrial Park PUD Land Development Code
Staff Recommendation:	Approval with conditions
Current Zone District:	PUD (Planned Unit Development)
Comp Plan Designation:	Industrial/Distribution

Attachments for Review: *Checked if applicable to case.*

- | | |
|---|--|
| <input checked="" type="checkbox"/> Applicant's Narrative Summary
<input checked="" type="checkbox"/> Site Plan
<input checked="" type="checkbox"/> Current PUD Zone Document
<input checked="" type="checkbox"/> Proposed PUD Zone Document | <input checked="" type="checkbox"/> Vicinity Map
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/> |
|---|--|

Background Information

Site Information

Site Size:	3.11 Acres
Current Conditions:	Developed as an industrial business with office, warehousing, parking and storage area
Existing Right-of-Way:	Havana Street
Neighborhood:	Mountain View Industrial Park
Existing Buildings:	Yes
Buildings to Remain?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Site in Floodplain	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Surrounding Properties

Existing Land Use		Occupant	Zoning
North	Industrial/Distribution	Tract B – Drainage area	PUD
South	Industrial/Distribution	Henderson Service Center & LMS Real Estate LLC - Warehousing	PUD
East	Industrial/Distribution	Cast Transportation – Truck Terminal	I-2
West	Industrial/Distribution	January 22 Denargo LLC & Indigo River C C Property LLC – Distribution Warehouse	PUD

Case History

Case	Date	Request	Action
Z-660-97-99	March, 1999	Amendment 1 to the Mountain View Industrial Park PUD – Amendment to re-plat two lots (Block 3, Lots 8 and 9) into three lots, which requires the movement of lot lines and movement of zone boundary lines.	Approval
Z-660-97-99-00	August, 2000	Amendment 2 to the Mountain View Industrial Park PUD – Amendment to reduce fence masonry standards, reduce FAR, access points, and the addition of architectural standards.	Approval
Z-660-97-99-00-03	June, 2003	Amendment 3 to the Mountain View Industrial Park PUD - Amendment to reduce floor area ratio, increase outdoor storage limitation, decrease setback requirements, add propane storage as a Use-by-Right subject to Fire Marshal and Building Official approval, and modify landscape requirements to new City landscape ordinance standards.	Approval
Z-660-97-99-00-03	July, 2003	Amendment 4 to the Mountain View Industrial Park PUD – Amendment to reduce floor area ratio, increase outdoor storage limitation, decrease setback requirements, add propane storage as a Use-by-Right subject to Fire Marshal and Building Official approval, and modify landscape requirements to new City landscape ordinance standards. (For Lot 3 of Block 3 only)	Approval
S-444-05	May, 2005	Consolidation Plat – For lots 10 & 11 of Block 3	Approval
Z-660-97-99-00-03(2)-17	April 2017	Amendment 5 to the Mountain View Industrial Park PUD – To change Block 1, Lots 1 & 2 to allow I-1 uses and General Retail.	Approval

The following amendments affect Lot C of Block 3 directly: Amendments 2 & 3. S-444-05 is a consolidation plat that created the subject property.

Applicant's Request

Hanley Holdings requests a PUD Zone Document amendment to update the zoning of the subject property identified as Lot C, Block 3 of the Mountain View Industrial Park Subdivision, at the address of 9801 Havana Street. The subject property is currently zoned PUD I-1, Light-Intensity Industrial, under the Mountain View Industrial Park PUD Zoning Document, which only allows for general commercial and restricted industrial uses. A change in the zoning to PUD I-2, Medium-Intensity Industrial, which allows for industrial or manufacturing uses, would allow the prospective tenant, Pinnacle Steel, to establish itself on the site. Operations on the site will include pipefitting, welding, and steel metal fitting in the manufacturing space of the site, and contractor operations in the office portion of the building.

Development Review Team Analysis

Scope of Review:

The request for consideration at this hearing is an amended PUD Zone Document. The Land Development Code (LDC) sets out the specific criteria for review of a PUD Zone Document. The default process for an amended PUD Zone Document is to be reviewed by the Development Review Team (DRT) and provide Planning Commission a report. Planning Commission will make a recommendation to City Council, which will hold a public hearing for a final decision in accordance with the City's Land Development Code (LDC). As it relates to PUD Zone Documents, the LDC sets out the specific criteria upon which such an applicant can be approved or denied. Therefore, the analysis and evaluation must be limited to those criteria; no outside considerations may be the basis of a decision of approval or denial.

Public Hearing Background:

In accordance with Section 21-3251 (2) of the Land Development Code (LDC), the Development Review Team (DRT) and the Director of Community Development review Planned Unit Developments. Then the Planning Commission holds a public hearing and provides a recommendation to the City Council. City Council holds a public hearing and makes a final decision to approve, approve with conditions, or deny the application based on the approval criteria from Section 21-3251(3).

Site Overview:

The Mountain View Industrial Park PUD contains 19 lots, nine of the lots are zoned PUD I-2, seven of the lots are zoned PUD I-1, and three are zoned General Retail with PUD I-1. The Mountain View Industrial Park PUD area is bounded by East 96th Avenue on the South, the O'Brian Canal to the west, north, and Havana Street and Highway 2 to the east. The nearest residential component is located further east of the PUD, across Highway 2, called Eagle Creek PUD. Due to the strategic location of the PUD on the northwest section of E. 96 Avenue and Highway 2, the uses closest to this intersection are composed of General Retail and I-1 uses. Lots further to the north and interior to the PUD are comprised of the more intense zoning designation of I-2. The subject parcel is flanked by I-2 uses, with the Cast Transportation Subdivision zone on the east and Lots 6, 7, and A of Block 3 to the west.

The subject property is zoned PUD within the Mountain View Industrial with main access from Havana Street. The site is approximately 3.11 acres and contains one principal structure, consisting of office and warehouse/manufacturing space. The north property is labeled as Tract B, which contains a drainage pond. The east property consists of the Cast Transportation subdivision, where a truck terminal is located, zoned I-2. The south property consists of a distribution warehouse owned by LMS Real Estate, zoned PUD I-2 (within Mountain View Industrial Park PUD) and a storage warehouse owned by Henderson Service Center, zoned PUD I-1 (within Mountain View Industrial Park PUD). To the west, the property consists a distribution warehouse owned by January 22 Denargo LLC, zoned PUD I-2 (within Mountain View Industrial Park PUD) and a light industrial building/office owned by Indigo River C C Company LLC also zoned PUD I-2 (within Mountain View Industrial Park PUD).

The business that will occupy this space is called Pinnacle Steel, and they are a Substation Structural Steel Fabrication company. Their business model focuses on fabrication of steel for power substations, which they solely focus on. The indoor manufacturing and office spaces at this location allows Pinnacle Steel the room to accommodate their expanding business.

Staff identified pipefitting, welding, and steel metal fitting with operation including forging, stamping, and heavy construction equipment/contracting as the appropriate category most similar to the proposed use. The use described by the letter would require that operations occur in an I-2 or I-3 zoning district. The subject property meets the needs of the company but is currently PUD I-1.

PUD Zone Document:

The subject property is currently zoned by the Mountain View Industrial Park PUD Zone Document Amendment #5. There have been five amendments to this zoning document. The most recent amendment revised the zoning for Lots 1 and 2 of Block 1 and Lot 4 of Block 2 to allow I-1 uses mixed with General Retail.

An amendment to the PUD Zone Document is required to rezone the subject property from I-1 to I-2. No other changes to the regulations are proposed. The PUD Zone Document Amendment contains two sheets, which goes as follows.

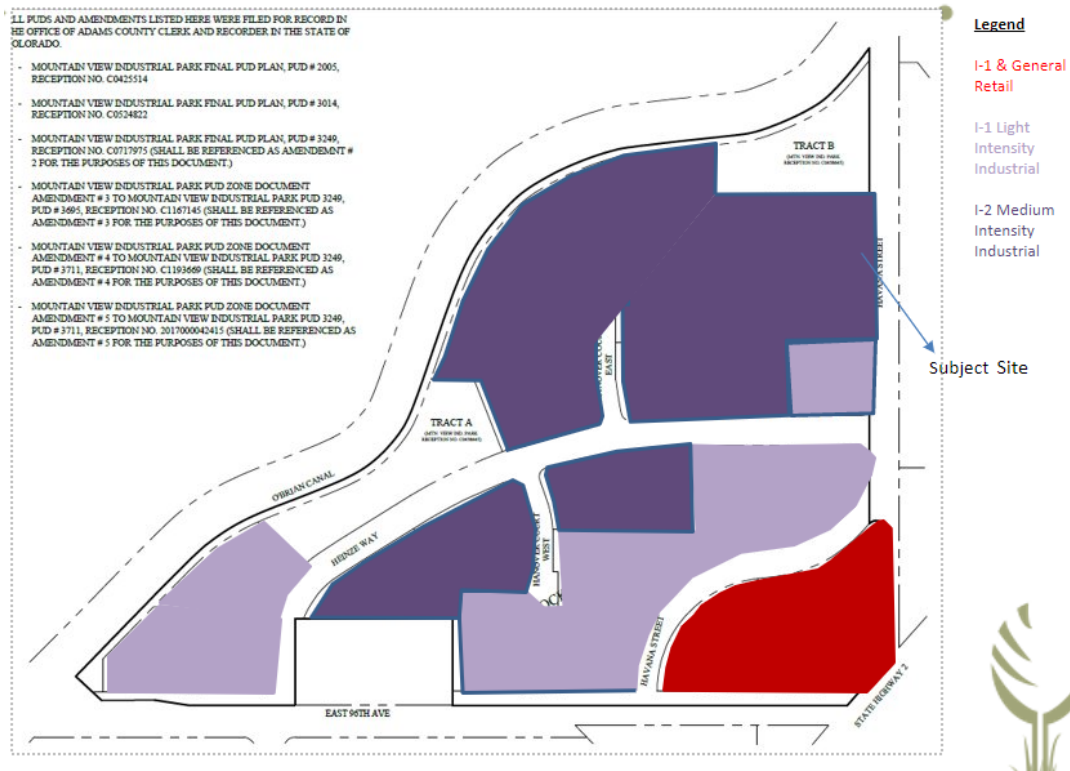
- Sheet 1: Legal Description, Purpose Statements, Signature Blocks, Vicinity Map
- Sheet 2: PUD Amendment Notes, Subdivision Map, Bulk Standards. In addition to rezoning Lot C, of Block 3 from I-1 to I-2, this amendment ensures that proper screening is provided on both north and south property lines.

The company intends to use the interior of the manufacturing bay to conduct metal work and the office portion for contracting and administration services. The applicant does not intend to use the existing outdoor yard for storage at this time. However, in the future, they may utilize the storage yard but not more than what is allowed for in the PUD Zone Document. Most of the alterations to the property will be interior to the building. Due to the proposed intensity in comparison to the north and south properties, the applicant is proposing a north and south fence to screen off any activities from these properties. Upgrading and maintaining of the landscaping will also be conducted to this site, as necessary.

Exhibit A: V-map of Mountain View Industrial Park PUD Zone Document



Exhibit B: PUD Zone Document Amendment Zoning Designation



Outside Agency Review:

Planning staff has referred this application to internal and external agencies for compliance. The following departments were referred: South Adams County Water & Sanitation, South Adams County Fire District, Building & Safety, Economic Development, Parks & Recreation, Police Department, Public Works, GIS, Legal, Tri-County Health Department, and Adams County. Of these departments, The Public Works Department and the Tri-County Health Department provided substantive written comments. Public Works requested changes to the legal description, while the Tri-county Health Department recommended that the applicant obtain a facilities air emissions permit as a condition for issuance of a building permit. The applicant made the revisions requested by the Public Works Department and must obtain a facilities air emissions permit prior to building permit issuance as requested by the Tri-County County Health Department. All other agencies either did not respond or responded with a statement of no conflicts.

Summary:

The Development Review Team (DRT) noted the project meets both the PUD Zone Document, LDC, and the Comprehensive Plan. The proposed amendment will help diversify employment sectors in the Mountain View Industrial Park Amendment PUD. Based on the analysis, DRT is recommending that the Planning Commission forward a recommendation for **approval** to the City Council. Pinnacle Steel is a new business in Commerce City, providing beneficial services in an area that is predominately industrial. The site would be utilized as an indoor manufacturing facility with offices to support their administrative services. It would be beneficial to have this business in this location by becoming a reputable business and contributing to the city’s economic goals.

Comprehensive Plan

In reviewing the requested amended PUD Zone Document, the DRT reviewed the request’s compatibility with the City’s Comprehensive Plan. That analysis is provided in the following table.

<u>Section</u>	<u>Goal</u>	<u>Description</u>
Land Use and Growth	LU 4	Retain existing industrial areas and land for future jobs.
Analysis:	A zone change for the subject property allows a current business in the City- current location is actually in the county, but within our growth area- to expand their operations in Commerce City and continue providing employment that supports the local economy and tax base.	
<u>Section</u>	<u>Goal</u>	<u>Description</u>
Economic Development	ED 2	Retain and increase a strong employment base.
Analysis:	A zone change for the subject property will preserve industrial uses on the site and retain operations of a current business within the Area. This particular business will bring additional jobs into the City.	

LDC PUD Zone Document Approval Criteria Analysis

The DRT recommendation for this case is based on the following LDC criteria, from Sec. 21-3251(3):

Criteria (a): The PUD zone document is consistent with the policies and goals of the comprehensive plan, any applicable adopted area plan, or community plan of the city, or reflects conditions that have changed since the adoption of the comprehensive plan;

Analysis: The I-2 zoning designation is consistent with Mountain View Industrial Park PUD. Further, it conforms to the previous PUD amendments. The Mountain View Industrial Park PUD, and its five consequent amendments, are city-adopted documents that were approved in March 1999, August 2000, June 2003, July 2003, and April 2017, respectively. Furthermore, the Comprehensive Plan identifies this property as industrial, appropriate for I-2 uses.

*Staff finds this application **meets** this criterion.*

Criteria (b): The PUD zone document is consistent with any previously reviewed PUD concept schematic;

Analysis: No PUD concept schematic plan has been submitted to the City for this application since it is a single lot and it is an already developed industrial park.

*Staff finds that this criterion **is not applicable**.*

Criteria (c): The PUD: (i) Addresses a unique situation, confers a substantial benefit to the city, or incorporates creative site design such that it achieves the purposes set out in section 21-4370 (PUD Zone District) and represents an improvement in quality over what could have been accomplished through strict applications of the otherwise applicable district or development standards. This may include but is not limited to improvements in open space; environmental protection; tree/vegetation preservation; efficient provision of streets, roads, and other utilities and services; unique architecture or design, or increased choice of living and housing environments; or(ii)The PUD is required to avoid completely prohibiting a legal, permitted business use within the city;

Analysis: The Mountain View Industrial Park PUD Zone document incorporated higher level landscape, fencing, and architectural design requirements than traditional industrial districts found within the City. The proposed amendment will continue this requirement and will improve their site as needed.

*Staff finds this application **meets** this criterion.*

Criteria (d): The PUD complies with all applicable city standards not otherwise modified or waived by the city;

Analysis: This proposal was reviewed by referral agencies for conformance with standards in which all comments have been addressed. Public works has made comments on making sure that the legal description matches what is on the warranty deed. Planning provided comments to the applicant to identify the changes on the PUD.

*Staff finds this application **meets** this criterion.*

Criteria (e): The PUD is integrated and connected with adjacent development through street connections, sidewalks, trails, and similar features;

Analysis: The subject property is fully developed and is part of the existing PUD. No changes to connectivity are proposed. Existing streets and sidewalks are complete, in place, and provided connectivity through the subdivision, to the subject property, and to Havana Street.

*Staff finds this application **meets** this criterion.*

Criteria (f): To the maximum extent feasible, the proposal mitigates any potential significant adverse impacts on adjacent properties or on the general community;

Analysis: No significant adverse impacts were identified. Higher level design for landscaping and screening, as identified in the PUD, has been applied to the site.

*Staff finds this application **meets** this criterion.*

Criteria (g): Sufficient public safety, transportation, and utility facilities and services are available to serve the subject property, while maintaining sufficient levels of service to existing development;

Analysis: Infrastructure and utilities exist within and alongside of the subdivision and subject property. No further changes are proposed. The police department and fire district have reviewed this application and are available to service this property, as it has been annexed into the City for decades and has been a developed industrial property for almost 20 years.

*Staff finds this application **meets** this criterion.*

Criteria (h): As applicable, the proposed phasing plan for development of the PUD is rational in terms of available infrastructure, capacity, and financing;

Analysis: The subject property is fully developed and all infrastructure for the subdivision has been constructed. No further phasing of improvements is needed or anticipated, as it is a developed site.

*Staff finds this application **meets** this criterion.*

Criteria (i): The same development could not be accomplished with other techniques, such as height exceptions, variances, or minor modifications.

Analysis: The proposed use requires I-2 zoning, which requires a PUD Zone Document Amendment. The proposed use cannot be accomplished through other land use applications.

*Staff finds this application **meets** this criterion.*

Development Review Team Recommendation

The DRT discussed this case, Mountain View Industrial Park Z-660-97-99-00-03(2)-17-22, in a meeting on January 20, 2022. No significant issues were found, allowing this particular case to be presented to the Planning Commission.

Based upon the analysis above, the Development Review Team believes that the application meets the criteria for a PUD Zone Document Amendment set forth in the Land Development Code and recommends that the Planning Commission forward the PUD Zone Document Amendment request to the City Council with a favorable recommendation.

Recommended Motion

To recommend approval subject to condition(s):

I move that the Planning Commission enter a finding that, subject to certain conditions, the requested PUD Zone Document Amendment for the property located at 9801 Havana Street contained in case **Z-660-97-99-00-03(2)-17-22** meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the PUD Zone Document Amendment subject to the following condition:

The applicant shall obtain a copy of a facilities air emissions permit to the City prior to building permit issuance, if applicable.

Alternative Motions

To recommend approval:

I move that the Planning Commission enter a finding that the requested PUD Zone Document Amendment for the property located at 9801 Havana Street, north of E. 96th Ave. and east and west of Havana St., contained in case **Z-660-97-99-00-03(2)-17-22** meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the PUD Zone Document Amendment.

To recommend denial:

I move that the Planning Commission enter a finding that the requested PUD Zone Document Amendment for the property located 9801 Havana Street obtained in case **Z-660-97-99-00-03(2)-17-22** fails to meet the following criteria of the Land Development Code:

List the criteria not met

I further move that, based upon this finding, the Planning Commission recommend that the City Council deny the PUD Zone Document Amendment.

To continue the case:

I move that the Planning Commission continue the requested PUD Zone Document Amendment for 9801 Havana Street contained in case Z-660-97-99-00-03(2)-17-22 to a future Planning Commission agenda.



TURNKEY
General Contractors, Inc.

October 22, 2021

Commerce City Planning Department
7887 E. 60th Ave.
Commerce City, CO 80022

Re: 9801 Havana, PUD amendment

To Whom It May Concern:

This letter serves as a narrative for our application to amend the Mountain View Industrial Park PUD.

The application is limited to changing the designation of Block 3, Lot C, also known as 9801 Havana St., from an I-1 designation to an I-2 designation.

We are not requesting any other modifications to the PUD, nor requesting to amend any standards.

9801 Havana is an existing fully developed site.

There are numerous existing I-2 uses immediately surrounding this site and throughout the development, so by changing the designation to I-2, future uses would be completely consistent with the neighborhood and the surrounding properties.

Please also refer to the use determination letter we received from Commerce City, dated 6/15/21.

Attached please find the amendment document with the information as requested during our pre-application and also subsequent conversations with Commerce City planning.

If you have any questions, please don't hesitate to contact me.

Sincerely,

TURN KEY GENERAL CONTRACTORS, INC.

A handwritten signature in black ink, appearing to read 'Glenn Massarotti', with a stylized flourish at the end.

Glenn Massarotti
Project Manager

The user of these plans shall be responsible for obtaining all necessary permits and approvals for this project set for which they were prepared. The user shall be responsible for obtaining all necessary permits, reproduction, or publication of these plans. The user shall be responsible for obtaining all necessary permits, reproduction, or publication of these plans. The user shall be responsible for obtaining all necessary permits, reproduction, or publication of these plans.

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 Turn Key General Contractors, Inc.
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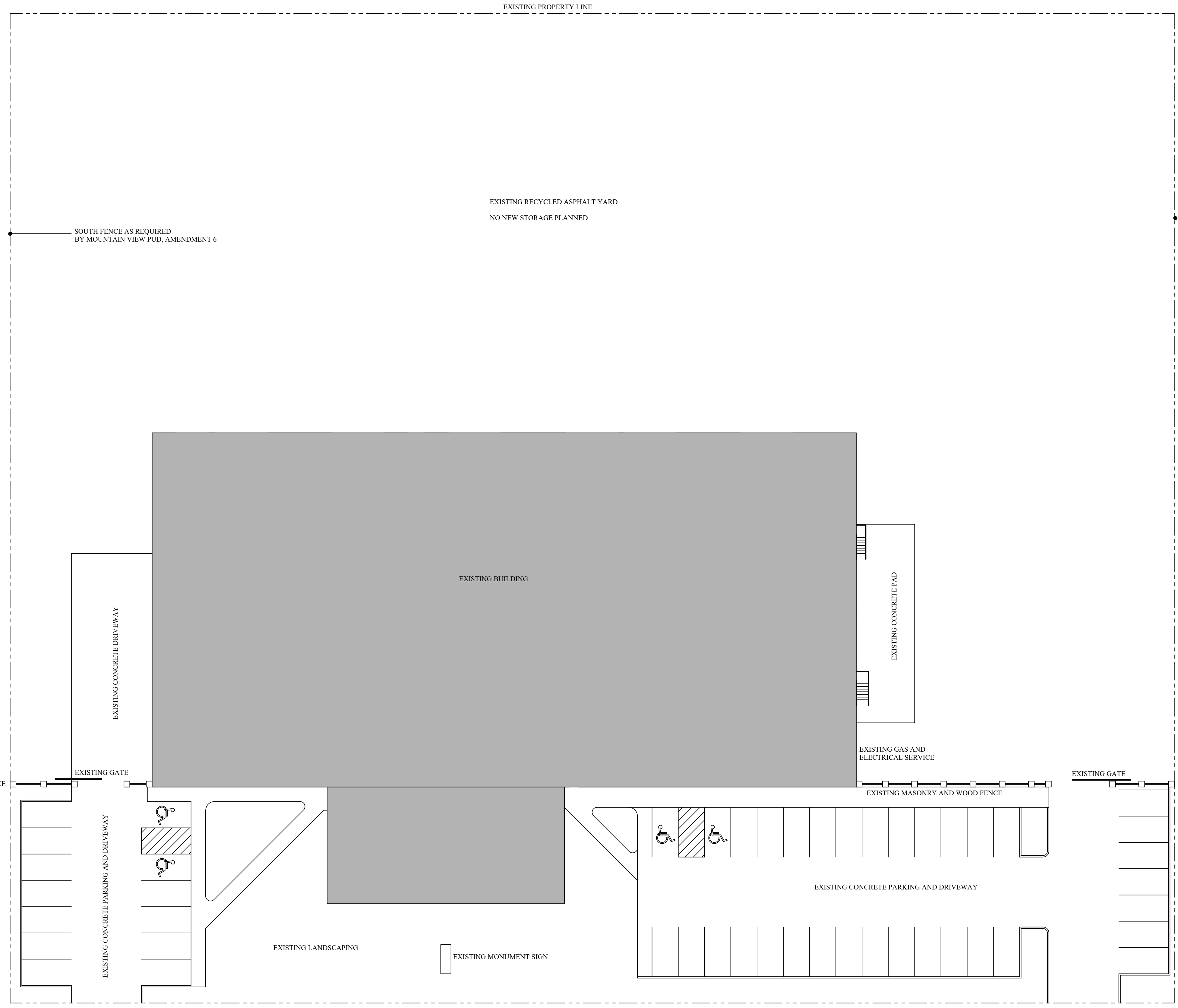
TKS
TURNKEY
 General Contractors, Inc.

6870 N. BROADWAY, SUITE K
 DENVER, CO 80221
 303.467.9667 (P)
 303.467.9384 (F)

MOUNTAIN VIEW INDUSTRIAL PARK
BLOCK 3, LOT C
9801 HAVANA ST.
COMMERCE CITY, CO

REVISION	DATE	DESCRIPTION

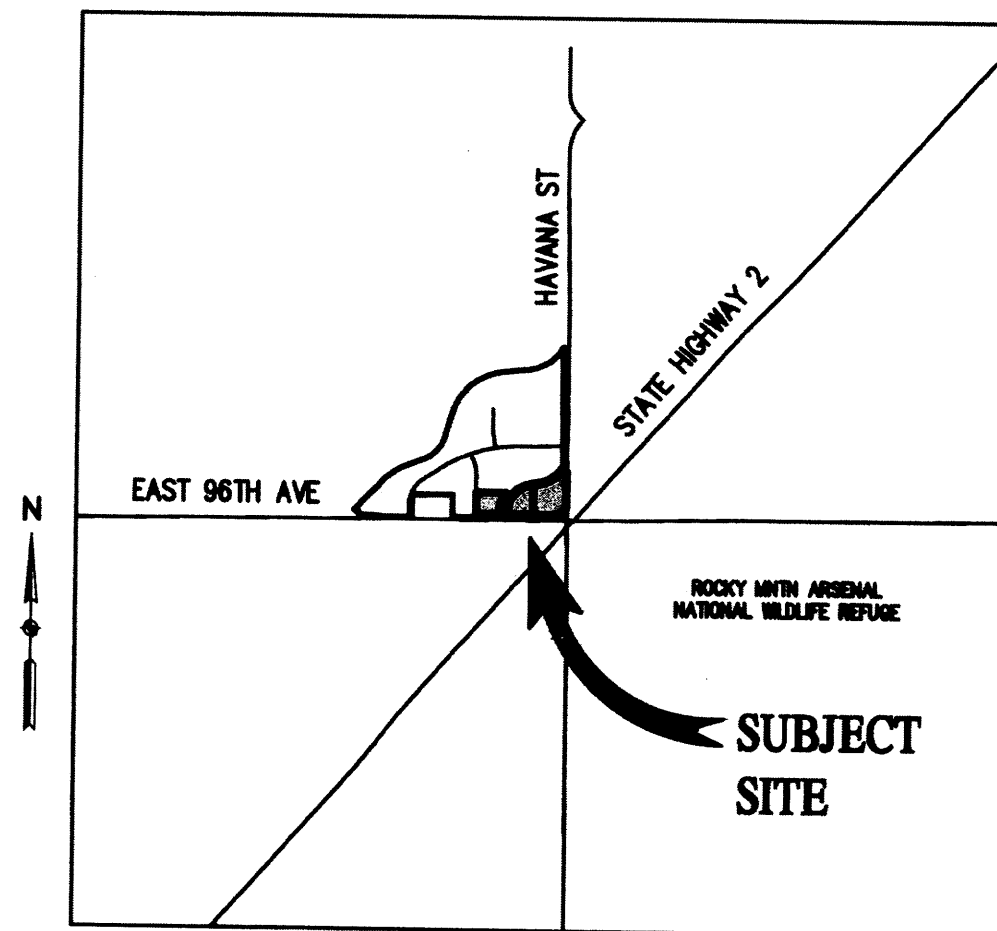
AutoCAD FILE	
PROJECT NO.	4321
AutoCAD	
CHECKED	
DRAWING DATE	4-13-21
TITLE	SITE PLAN
SHEET NO.	A1.0



SITE PLAN
 SCALE: 1"=20'

MOUNTAIN VIEW INDUSTRIAL PARK PUD ZONE DOCUMENT
AMENDMENT #5 TO MOUNTAIN VIEW INDUSTRIAL PARK P.U.D. 3249
 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 6



VICINITY MAP
SCALE: 1"=2000'

PURPOSE STATEMENT:

MOUNTAIN VIEW INDUSTRIAL PARK P.U.D. AMENDMENT #5 AMENDS THE ZONING ON LOTS 1 & 2 OF BLOCK 1 AND LOT 2 OF BLOCK 4. THE ZONING ON SAID LOTS WILL BE CHANGED FROM GENERAL RETAIL TO INDUSTRIAL (I-1) ZONING. THE PERMITTED USES WITHIN THE I-1 ZONING WILL BE EXPANDED TO INCLUDE USES PERMITTED IN THE COMMERCIAL 2 (C-2) ZONE DISTRICT. ALL ADDITIONAL ARCHITECTURAL AND SCREENING STANDARDS SHALL FOLLOW COMMERCIAL GUIDELINES UNLESS OTHERWISE STATED WITHIN THE P.U.D. DOCUMENT.

THE DOCUMENT CONTAINS A RECORD OF PAST P.U.D. AMENDMENTS AND STANDARDS FOR REFERENCE.

LEGAL DESCRIPTION

LOT 1 AND LOT 2 OF BLOCK 1 AND LOT 4 OF BLOCK 2 MOUNTAIN VIEW INDUSTRIAL PARK, FILE NO. 17 MAP 950., RECEPTION NO. CO458645 RECORDED AT THE ADAMS COUNTY CLERK AND RECORDERS OFFICE IN THE STATE OF COLORADO.

DEVELOPMENT STATISTICS

TOTAL ACREAGE = 5.679 ACRES
 TOTAL NUMBER OF LOTS = 3

LOT SUMMARY TABLE

BLOCK	LOT	ZONING	PERMITTED USES	SIZE (AC)	F.A.R. (MIN)	BLDG HEIGHT (MAX)
1	1	GENERAL RETAIL	GENERAL RETAIL & I-1	1.48	0.1	35 FEET
1	2	GENERAL RETAIL	GENERAL RETAIL & I-1	2.86	0.1	35 FEET
2	4	GENERAL RETAIL	GENERAL RETAIL & I-1	1.34	0.1	35 FEET

SHEET INDEX

SHEET NO.	SHEET TITLE
1	COVER SHEET
2	PUD AMENDMENT NOTES & DESIGN STANDARDS
3	PUD STANDARDS FOR AMENDMENTS #2, #3 AND #4
4	LANDSCAPE STANDARDS
5	PLANTING & FENCING DETAILS
6	STREET DETAILS

PLANNING COMMISSION CERTIFICATE

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF COMMERCE CITY, THIS 02 DAY OF MAY 2017

Joseph Drilly
CHAIRMAN

CITY COUNCIL CERTIFICATE:

APPROVED BY THE CITY COUNCIL OF COMMERCE CITY, THIS 13th DAY OF May 2017

[Signature]
CITY SIGNATURE

CLERK AND RECORDER'S CERTIFICATE

THIS PUD WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT 4:13 PM THIS 16 DAY OF MAY 2017

Stacy Martin Deputy *Jy Vincent*
COUNTY CLERK AND RECORDER

RECEPTION # 2017000042415



OWNER'S CERTIFICATE

OWNER: B&W CONSTRUCTION CO. INC.

BY: *Brian Whiting* *Fran Whiting*
BRIAN WHITING, PRESIDENT & FRAN WHITING

NOTARY PUBLIC

STATE OF Colorado)
 COUNTY OF Jefferson) §

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF April 2017 BY BRIAN WHITING AS PRESIDENT OF B&W CONSTRUCTION CO, INC. A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 09-24-2019

Valerie M. Goldsmith
NOTARY PUBLIC

VALERIE M GOLDSMITH
NOTARY PUBLIC
STATE OF COLORADO
Notary ID 19914012214
My Commission Expires 09/24/2019

OWNER'S CERTIFICATE

OWNER: M2 LLC/MTN VIEW PROPERTIES LLC/ELAINE MILLMAN
1546 COLE BLVD, BLDG 5, STE 100
LAKEWOOD, CO 80401

BY: *Alan E. Karsh*
ALAN E. KARSH, AUTHORIZED REP.

NOTARY PUBLIC

STATE OF Colorado)
 COUNTY OF Jefferson) §

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF April 2017 BY ALAN E. KARSH, OF KARSH FULTON GABLER JOSEPH PC, AN AUTHORIZED REPRESENTATIVE.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 09-24-2019

Valerie M. Goldsmith
NOTARY PUBLIC

VALERIE M GOLDSMITH
NOTARY PUBLIC
STATE OF COLORADO
Notary ID 19914012214
My Commission Expires 09/24/2019

OWNER'S CERTIFICATE

OWNER: MTN VIEW PROPERTIES
10842 W. EVANS AVENUE
LAKEWOOD, CO 80227

BY: *Allen B. Spanier*
ALLEN B.SPANIER, AUTHORIZED REP.

NOTARY PUBLIC

STATE OF Colorado)
 COUNTY OF Jefferson) §

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF April 2017 BY ALLEN B. SPANIER, AN AUTHORIZED REPRESENTATIVE.

WITNESS MY HAND AND OFFICIAL SEAL.

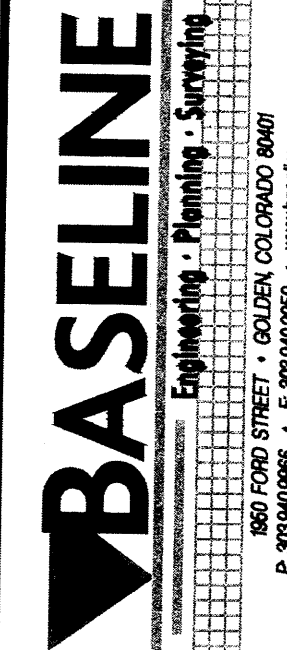
MY COMMISSION EXPIRES: 09-24-2019

Valerie M. Goldsmith
NOTARY PUBLIC

VALERIE M GOLDSMITH
NOTARY PUBLIC
STATE OF COLORADO
Notary ID 19914012214
My Commission Expires 09/24/2019

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.



REVISION DESCRIPTION	PREPARED BY	DATE
REVISIONS PER COMMERCE CITY	JFE	1/18/2017
REVISIONS PER COMMERCE CITY	JFE	2/23/2017

B&W CONSTRUCTION CO. INC.
 ADAMS COUNTY
MOUNTAIN VIEW IND. PARK PUD AMENDMENT #5
 EAST 96TH AVENUE & HAVANA STREET
 COVER SHEET

INITIAL SUBMITTAL	12/16/2016
DRAWING SIZE	18" X 24"
SURVEY FIRM	SURVEY DATE
JOB NO.	PL 346
DRAWING NAME	346 PUD.dwg
SHEET	1 OF 6

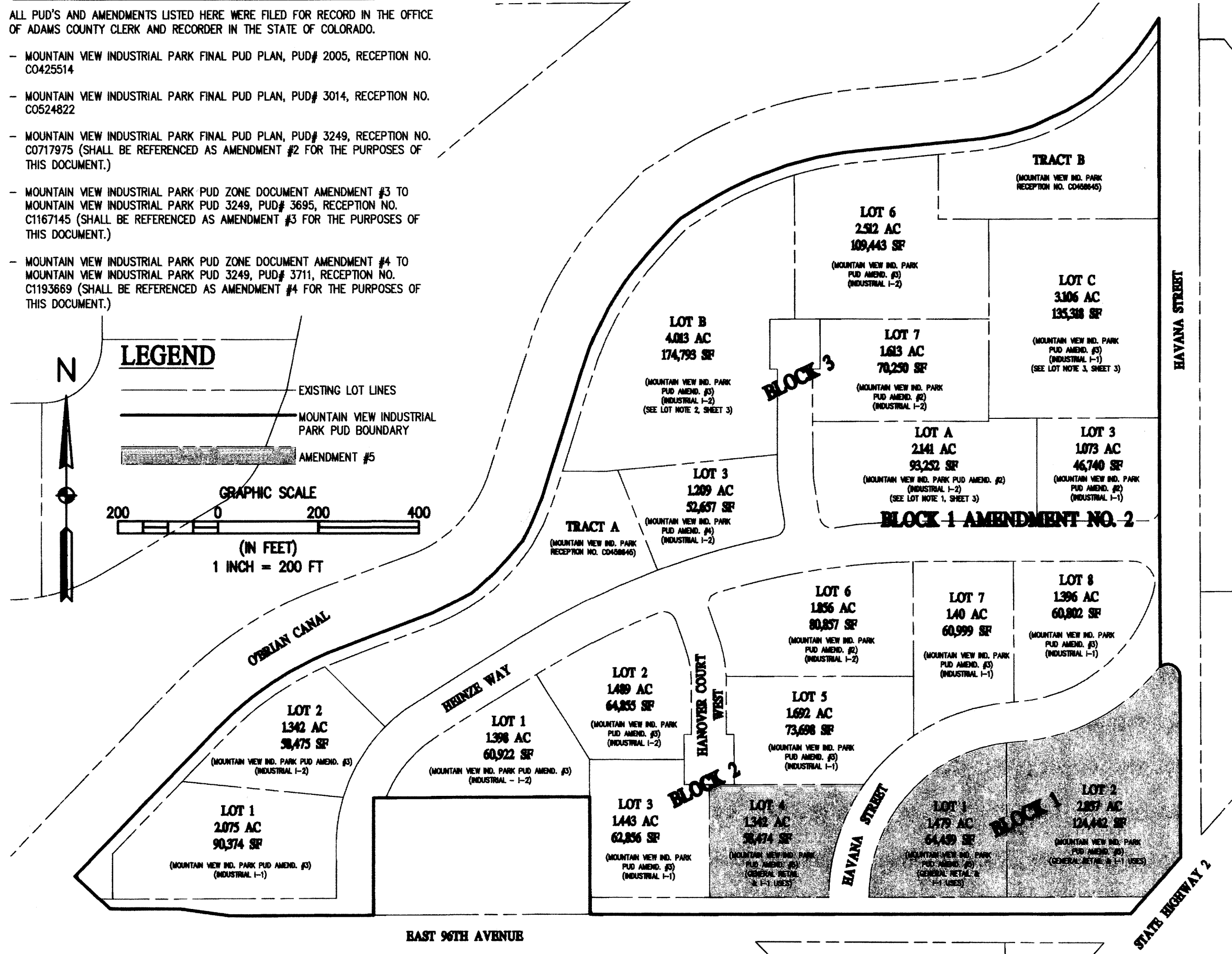
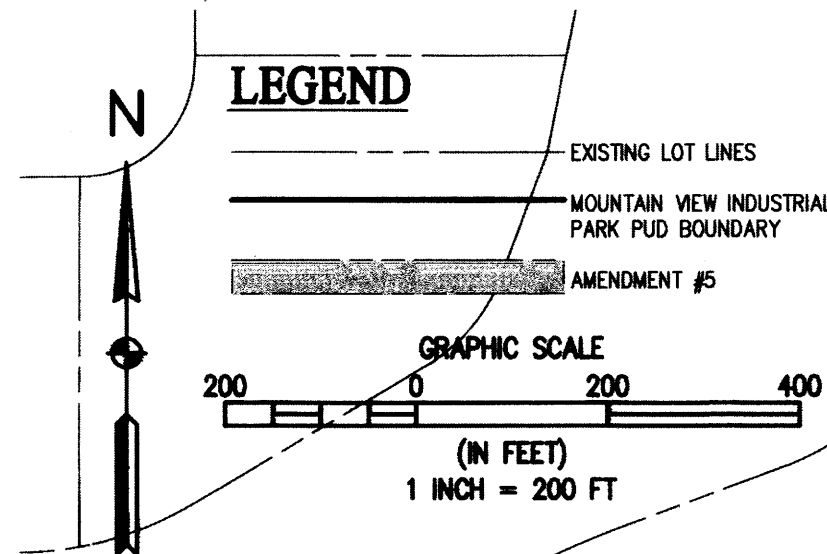
MOUNTAIN VIEW INDUSTRIAL PARK PUD ZONE DOCUMENT AMENDMENT #5 TO MOUNTAIN VIEW INDUSTRIAL PARK P.U.D. 3249

SHEET 2 OF 6

MOUNTAIN VIEW INDUSTRIAL PARK PUD AND AMENDMENT NOTES

ALL PUD'S 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 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. 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.)



BLOCK	LOT	USE	SIZE (ACRES)	F.A.R.(MIN)	MAX HEIGHT	OUTDOOR STR.
BLOCK 2	6	I-2	1.856	.3	50'	25% MAX
BLOCK 1 AMENDMENT NO.2	A*	I-2	2.141	.26	50'	25% MAX
	3	I-1	1.073	.3	50'	10% MAX

*SEE LOT NOTE 1, SHEET 3

	FRONT	REAR	SIDE	SIDE STREET
I-1	30'	0'	25' AND 0'	25'
I-2	50'	25'	25'	25'

BLOCK	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	
	7	I-1	1.40	0.10	50'	35 MAX	
	8	I-1	1.396	0.10	50'	35 MAX	
	BLOCK 3	1	I-1	2.075	0.10	50'	35 MAX
		2	I-2	1.342	0.10	50'	35 MAX
B**		I-2	4.013	0.10	50'	35 MAX	
6		I-2	2.512	0.10	50'	35 MAX	
C***		I-1	3.106	0.10	50'	35 MAX	

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

	FRONT	REAR	SIDE	SIDE STREET
I-1	20'	10'	10'	20'
I-2	20'	10'	10'	NA

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

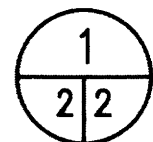
	FRONT	REAR	SIDE	SIDE STREET
I-2	20'	10'	10'	NA

	FRONT	REAR	SIDE	SIDE STREET
GENERAL RETAIL & I-1	20'	10'	25' & 5'	20'

DESIGN STANDARDS

AMENDMENT #2

- LANDSCAPING**
- MINIMUM LANDSCAPED AREA ON EACH LOT IS 10%.
 - FRONT SETBACK MAY CONTAIN LANDSCAPING, PARKING, AND DRIVEWAYS. ON ALL LOTS THE MINIMUM DEPTH OF LANDSCAPING FROM THE STREET RIGHT-OF-WAY IS 10'.
 - MINIMUM 50% GREEN AND GROWING GROUND COVER (SOD), REMAINDER 1 1/2" RIVER ROCK OR WOOD MULCH AT A DEPTH OF 3" ON 6 MIL OR GEOTEXTILE WEED BARRIER FABRIC. MINIMUM TREE 1/1000 SF - 2" CAL. OR EVERGREEN 6'. MINIMUM SHRUB 1/5000 SF - 5 GALLON.
 - ALL AUTOMATED IRRIGATION.
- FENCING OR OUTDOOR STORAGE**
- COMPLETELY ENCLOSED BY A SOLID 6' TO 8' HIGH FENCE.
 - THE SIDE OF STORAGE ABUTTING THE BUILDING DOES NOT REQUIRE A FENCE.
 - FENCES SHALL BE A MAX. OF 80% REAL WOOD AND A MIN. OF 20% MASONRY ON STREET FACING SIDES ONLY.
 - NO OUTDOOR STORAGE ABOVE FENCE HEIGHT.
 - VEHICLES PARKED ON THE LOTS ARE NOT CONSIDERED PART OF OUTDOOR STORAGE AND DO NOT NEED TO BE FENCED IN.
 - VEHICLES PARKED ON THE LOTS ARE NOT CONSIDERED PART OF OUTDOOR STORAGE AND DO NOT NEED TO BE FENCED.
- ROOFS**
- FLAT AND SLOPED. SLOPED ROOFS SHALL BE A MIN. OF 2 TO 12.
- PUBLIC IMPROVEMENTS**
- PUBLIC IMPROVEMENTS WILL BE FINANCED BY A SPECIAL IMPROVEMENT DISTRICT.



MOUNTAIN VIEW INDUSTRIAL PARK P.U.D. AMENDMENT HISTORY

PROPERTY OWNERS ASSOCIATION

- A PROPERTY OWNERS ASSOCIATION SHALL BE FORMED AND EACH LOT OWNER SHALL HAVE ONE VOTE IN THE ASSOCIATION. THE ASSOCIATION SHALL RATIFY BY LAWS AND HAVE THE RIGHT TO EXPEND FUNDS AND LEVY FEES ON ITS MEMBERS. IN ADDITION TO OTHER DUTIES, THE ASSOCIATION SHALL MAINTAIN THE STORM WATER DETENTION AREAS, DRAINAGE EASEMENTS, COMMON SIGNS, AND RIGHT-OF-WAY LANDSCAPING.

DELIVERY AND LOADING DOCKS

- LOADING AREAS AND DOCKS WILL BE LOCATED TO PROHIBIT TRUCKS FROM MANEUVERING OR BACKING UP IN THE PUBLIC RIGHT-OF-WAY. NO PARKING OR LOADING IN PUBLIC RIGHT-OF-WAY.
- NO LOADING AREAS IN FRONT YARDS OR SIDE YARDS FACING A STREET.

AMENDMENT #3

LANDSCAPING

- ALL LANDSCAPING INCLUDING THE LANDSCAPING FOR 96TH AVENUE AND THE MEDIANS WITHIN 96TH AVENUE SHALL COMPLY WITH ALL CURRENT OR FUTURE LANDSCAPE REQUIREMENTS CONTAINED IN THE CITY OF COMMERCE CITY MUNICIPAL CODE AND THE CITY OF COMMERCE CITY APPROVED PLANT LIST AND LANDSCAPING SPECIFICATIONS DOCUMENT.

FENCING FOR OUTDOOR STORAGE

- REFER TO AMENDMENT #2

ROOFS

- REFER TO AMENDMENT #2

PUBLIC IMPROVEMENTS

- REFER TO AMENDMENT #2

PROPERTY OWNERS ASSOCIATION

- REFER TO AMENDMENT #2

DELIVERY AND LOADING DOCKS

- REFER TO AMENDMENT #2

AMENDMENT #4

- REFER TO AMENDMENT #3

AMENDMENT #5

LANDSCAPING

- IN ACCORDANCE WITH MOUNTAIN VIEW INDUSTRIAL PARK PUD ZONE DOCUMENT AMENDMENT #3 TO MOUNTAIN VIEW INDUSTRIAL PARK PUD 3249, ALL LANDSCAPING INCLUDING THE LANDSCAPING FOR 96TH AVENUE AND THE MEDIANS WITHIN 96TH AVENUE SHALL COMPLY WITH ALL CURRENT OR FUTURE LANDSCAPE REQUIREMENTS CONTAINED IN THE CITY OF COMMERCE CITY MUNICIPAL CODE AND THE CITY OF COMMERCE CITY APPROVED PLANT LIST AND LANDSCAPING SPECIFICATIONS DOCUMENT.

ROOFS

- FLAT
- SLOPED ROOFS SHALL BE A MINIMUM OF 2 TO 12.

PUBLIC IMPROVEMENTS

- PUBLIC IMPROVEMENTS WILL BE FINANCED BY A SPECIAL IMPROVEMENT DISTRICT.

PROPERTY OWNERS ASSOCIATION

- A PROPERTY OWNERS ASSOCIATION SHALL BE FORMED AND EACH LOT OWNER SHALL HAVE ONE VOTE IN THE ASSOCIATION. THE ASSOCIATION SHALL RATIFY BYLAWS AND HAVE THE RIGHT TO EXPEND FUNDS AND LEVY FEES ON ITS MEMBERS. IN ADDITION TO OTHER DUTIES, THE ASSOCIATION SHALL MAINTAIN THE STORM WATER DETENTION AREAS, DRAINAGE EASEMENTS, COMMON SIGNS AND RIGHT-OF-WAY LANDSCAPING.

DELIVERY AND LOADING DOCKS

- LOADING AREAS AND DOCKS WILL BE LOCATED TO PROHIBIT TRUCKS AND PARKING OR BACKING UP INTO THE PUBLIC RIGHT-OF-WAY. NO PARKING OR LOADING IS PERMITTED WITHIN THE PUBLIC RIGHT-OF-WAY.
- NO LOADING AREAS IN FRONT YARDS OR SIDE YARDS FACING A STREET.



REVISION DESCRIPTION	DATE	PREPARED BY	DESIGNED BY	CHECKED BY
REVISIONS PER COMMERCE CITY	1/18/2017	JFE	JFE	JFE
REVISIONS PER COMMERCE CITY	2/23/2017	JFE	JFE	JFE

B&W CONSTRUCTION CO. INC.
ADAMS COUNTY
MOUNTAIN VIEW IND. PARK PUD AMENDMENT #5
EAST 96TH AVENUE & HAVANA STREET
PUD AMENDMENT NOTES & DESIGN STANDARDS

DATE SUBMITTED	12/16/2016
DRAWING SIZE	18" X 24"
SURVEY FIRM	SURVEY DATE
JOB NO.	PL 346
DRAWING NAME	346 PUD.dwg
SHEET	2 OF 6

MOUNTAIN VIEW INDUSTRIAL PARK PUD ZONE DOCUMENT AMENDMENT #5 TO MOUNTAIN VIEW INDUSTRIAL PARK P.U.D. 3249

SHEET 3 OF 6

PUD STANDARDS

AMENDMENT #2

- A. MOUNTAIN VIEW INDUSTRIAL PARK SHALL CONSTRUCT ALL STREET RIGHT-OF-WAY, INCLUDING THE INSTALLATION OF CURB, GUTTER, SIDEWALKS, LANDSCAPE ELEMENTS, AND LANDSCAPE IRRIGATION SYSTEMS, IN ACCORDANCE WITH THE DESIGN STANDARDS AND PHASING PLAN APPROVED IN THE FINAL PUD.
- B. EACH LOT SHALL HAVE A MAXIMUM OF ONE CURB CUT PER STREET FRONT, EXCEPT THAT NO CURB CUTS SHALL BE PERMITTED ONTO EAST 96TH AVENUE OR WITHIN 100 FEET OF AN INTERSECTION. WHEREVER POSSIBLE, CURB CUTS SHALL BE COMBINED WITH ADJACENT PROPERTIES TO FORM A SINGLE ACCESS POINT FOR BOTH PROPERTIES.
 - 1. LOT 1, BLOCK 2 AND LOT 2, BLOCK 3 MAY HAVE TWO CURB CUTS PER STREET FRONT IF THE SECOND CUT IS COMBINED WITH THE ADJACENT LOT.
 - 2. LOTS 1 AND 2 OF BLOCK 1 SHARE JOINT ACCESS POINTS ON BOTH 96TH AND TO HAVANA STREET. LOT 1 ALSO HAS ACCESS MID WAY. SUBJECT TO APPROVAL OF THE CITY DEPARTMENT OF PUBLIC WORKS. LOT 1 BLOCK 1 ALSO HAS ONE ADDITIONAL ACCESS POINT ON HAVANA STREET. LOCATIONS OF ACCESS POINT IS SUBJECT TO APPROVAL BY THE CITY OF COMMERCE CITY DEPARTMENT OF PUBLIC WORKS.
- C. ON THE FINAL PUD, THE APPLICANT SHALL SUBMIT DETAILED LANDSCAPE PLANS FOR DEDICATED RIGHT-OF-WAY AND DETENTION PONDS WHICH SHALL BE INSTALLED AND MAINTAINED THROUGH A PROPERTY OWNERS' ASSOCIATION AGREEMENT. THE PROPERTY OWNERS' ASSOCIATION AGREEMENT SHALL BE SUBMITTED WITH THE FINAL PUD AND SIGNED BY ALL OWNERS OF PROPERTY WITHIN THE MOUNTAIN VIEW INDUSTRIAL PARK.
- D. DEVELOPMENT OF LOTS DESIGNATED GENERAL RETAIL SHALL COMPLY WITH THE DEVELOPMENT STANDARDS OF THE C-2 ZONE DISTRICT CHAPTER OF THE COMMERCE CITY ZONING ORDINANCE, EXCEPT THAT GASOLINE SERVICE STATIONS (EXCLUDING BODY REPAIR, PAINTING, OR ENGINE REBUILDING, AND RENTAL OR SALE OF VEHICLES) ARE ALSO A USE-BY-RIGHT. ADULT ENTERTAINMENT USES ARE EXCLUDED FOR ALL LOTS DESIGNATES GENERAL RETAIL.
 - 1. GASOLINE SERVICE STATIONS MAY INCLUDE VEHICLES IN EXCESS OF 15,000 GROSS VEHICLE WEIGHT. OVERNIGHT PARKING IS NOT PERMITTED.
- E. DEVELOPMENT OF LOTS DESIGNATED I-1 SHALL COMPLY WITH THE DEVELOPMENT STANDARDS OF THE I-1 ZONE DISTRICT CHAPTER OF THE COMMERCE CITY ZONING ORDINANCE, EXCEPT THAT TERMINALS FOR FREIGHT AND PASSENGERS, AND ADULT ENTERTAINMENT USES ARE EXCLUDED EXCEPT AS PROVIDED IN THIS PUD. OUTDOOR STORAGE IS LIMITED TO NO MORE THAN 10% OF THE GROSS LOT AREA AND SHALL NOT BE LOCATED WITHIN THE FRONT YARD OR SIDE/REAR YARD ADJACENT TO PUBLIC RIGHT-OF-WAY.
- F. DEVELOPMENT OF I-2 DESIGNATED LOTS SHALL COMPLY WITH THE DEVELOPMENT STANDARDS OF THE I-2 ZONE DISTRICT CHAPTER OF THE COMMERCE CITY ZONING ORDINANCE, EXCEPT THAT OPEN SPACE REQUIREMENT SHALL BE INCREASED TO 10% OF THE GROSS LOT AREA, AND OUTDOOR STORAGE IS LIMITED TO NO MORE THAN 25% OF THE GROSS LOT AREA AND SHALL NOT BE LOCATED WITHIN THE FRONT YARD OR SIDE/REAR YARD ADJACENT TO A PUBLIC RIGHT-OF-WAY. ADULT ENTERTAINMENT USES AND TRANSPORTATION TERMINALS ARE EXCLUDED FOR ALL LOTS DESIGNATES I-2.
- G. ALL VEHICLES AND EQUIPMENT, EXCEPT FOR EMPLOYEES AND CUSTOMER VEHICLES, SHALL BE PARKED IN THE REAR YARD OF LOTS DESIGNATED I-1 AND I-2 AND SHALL BE SCREENED FROM THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE FENCE DESIGN STANDARDS APPROVED IN THE FINAL PUD.
- H. THE APPLICANT SHALL COMPLY WITH THE TERMS, CONDITIONS, AND REQUESTS OF THE FINAL PUD PLAN.
- I. FENCING IS PROHIBITED ON ALL LOTS DESIGNATED GENERAL RETAIL. FENCING ON I-1 AND I-2 DESIGNATED LOTS SHALL BE LOCATED BEHIND THE BUILDING ONLY, A MAXIMUM OF EIGHT FEET HIGH. FENCES SHALL BE CONSTRUCTED WITH A MINIMUM OF 20% MASONRY WITH THE REMAINDER TO BE WOOD ON THE STREET FACING SIDE. A STANDARD FENCE ELEVATION DESIGN SHALL BE SUBMITTED WITH THE FINAL PUD AND BE APPLICABLE TO ALL FENCING APPROVED FOR LOTS IN THE MOUNTAIN VIEW PUD. OUTDOOR STORAGE SHALL NOT EXCEED THE HEIGHT OF THE SCREEN FENCING. THE FENCING NOT FACING PUBLIC R.O.W. MAY BE 100% WOOD CONSTRUCTION.
- J. THE MINIMUM FLOOR AREA RATIOS (FAR) FOR BUILDINGS ON ALL LOTS WILL BE AS FOLLOWS: GENERAL RETAIL - 0.25, I-1 - 0.3, I-2 - 0.25. SHOULD THE SIZE OF THE BUILDING BE LESS THAN MINIMUM FAR, THE DIFFERENCE BETWEEN THE MINIMUM FAR REQUIREMENT AND THE ACTUAL SIZE OF THE BUILDING SHALL BE APPLIED IN LANDSCAPED OPEN SPACE WHICH SHALL BE IN ADDITION TO THE MINIMUM 10% LANDSCAPED OPEN SPACE REQUIREMENT FOR EACH LOT. IN NO CASE SHALL THE BUILDING BE LESS THAN 0.15 FAR.
- K. BUILDING MATERIALS USED ON THE EXTERIOR FINISH SHALL CONSIST OF THE FOLLOWING:
 - 1. GENERAL RETAIL LOTS - ANY FACADE OF THE BUILDING THAT IS NOT CONSTRUCTED OF GLASS SHALL BE A MINIMUM OF 50% MASONRY OR CONCRETE ON FRONT, SIDE AND REAR FACADES WITH THE REMAINDER IN WOOD PRODUCTS OR METAL. FRANCHISE COLORS MAY BE CONSIDERED IN PLACE OF EARTH TONES ON BUILDING SUBJECT TO THE APPROVAL BY THE COMMUNITY DEPARTMENT.
 - 2. I-1 LOTS - ANY FACADE OF THE BUILDING FACING A PUBLIC RIGHT-OF-WAY THAT IS NOT CONSTRUCTED OF GLASS SHALL BE A MINIMUM OF 50% MASONRY OR CONCRETE WITH THE REMAINDER IN WOOD PRODUCTS OR METAL. BUILDINGS TO BE OF EARTH TONE COLORS.
 - 3. I-2 LOTS - ANY FACADE OF THE BUILDING FACING A PUBLIC RIGHT-OF-WAY THAT IS NOT CONSTRUCTED OF GLASS SHALL BE A MINIMUM OF 40% MASONRY OR CONCRETE WITH THE REMAINDER IN WOOD PRODUCTS OR METAL. BUILDINGS TO BE OF EARTH TONE COLORS.
- L. A DEVELOPMENT AGREEMENT FOR PUBLIC IMPROVEMENTS NEED TO BE APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT AND PUBLIC WORKS DEPARTMENT PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR ANY LOT IN THE MOUNTAIN VIEW INDUSTRIAL PARK PUD.
- M. SIGN STANDARDS ARE CLASS 5 AND 6 EXCEPT NO FREE-STANDING SIGN PERMITTED ON I-1 AND I-2 LOTS.
- N. TRAFFIC SIGNALS TO BE INSTALLED ON 96TH AVENUE IN ACCORDANCE WITH REQUIREMENTS SPECIFIED BY THE CITY ENGINEER.
- O. ZONING AND LOT LINE ADJUSTMENTS. IF A CHANGE IN LOT LINES REQUIRES AN ADJUSTMENT TO THE ZONING BOUNDARY DESIGNATIONS, THE DIRECTOR OF COMMUNITY DEVELOPMENT MAY APPROVE THE CHANGE ADMINISTRATIVELY, SO LONG AS THE CHANGE WILL RESULT IN A LESS INTENSIVE USE, THAT IS, FOR EXAMPLE, I-2 TO I-1, HOWEVER, THE CITY COUNCIL SHALL BE NOTIFIED IN ADVANCE OF ALL CHANGES, AND IN THE EVENT THAT THE CHANGE WILL RESULT IN A MORE INTENSIVE USE, FOR EXAMPLE, I-1 TO I-2, THEN, IN THAT EVENT, THE CITY COUNCIL MAY, AT ITS OPTION, DIRECT THAT THE PROPOSED AMENDMENT PROCEED THROUGH THE PUBLIC HEARING PROCESS BEFORE THE PLANNING COMMISSION AND CITY COUNCIL.
- P. THE FOLLOWING ADVISORY BODIES WILL COMMENT ON THE FOLLOWING:
 - 1. STREET LIGHTING - POLICE DEPARTMENT AND ENGINEERING DEPARTMENT

2. UFC STANDARDS - SACFD AND BUILDING DEPARTMENT

- Q. PUBLIC IMPROVEMENTS SHALL BE INSTALLED IN ALL PHASES BEFORE A BUILDING PERMIT IS APPROVED FOR THE PHASE. IN LIEU OF PUBLIC IMPROVEMENTS, THE DEVELOPER COULD POST A SURETY FOR THE COST OF PUBLIC IMPROVEMENTS AND INCLUDE A DATE BY WHICH THE IMPROVEMENTS WILL BE COMPLETED.

AMENDMENT #3

REFER TO AMENDMENT #2 WITH THE FOLLOWING CHANGES:

- E. CHANGE TO: DEVELOPMENT OF LOTS DESIGNATED I-1 SHALL COMPLY WITH THE DEVELOPMENT STANDARDS OF THE I-1 ZONE DISTRICT CHAPTER OF THE COMMERCE CITY ZONING ORDINANCE, EXCEPT THAT TERMINALS FOR FREIGHT AND PASSENGERS, AND ADULT ENTERTAINMENT USES ARE EXCLUDED EXCEPT AS PROVIDED IN THIS PUD. OUTDOOR STORAGE IS LIMITED TO NO MORE THAN 35% OF THE GROSS LOT AREA AND SHALL NOT BE LOCATED WITHIN THE FRONT YARD OR SIDE/REAR YARD ADJACENT TO PUBLIC RIGHT-OF-WAY.
- F. CHANGE TO: DEVELOPMENT OF I-2 DESIGNATED LOTS SHALL COMPLY WITH THE DEVELOPMENT STANDARDS OF THE I-2 ZONE DISTRICT CHAPTER OF THE COMMERCE CITY ZONING ORDINANCE, EXCEPT THAT OUTDOOR STORAGE IS LIMITED TO NO MORE THAN 35% OF THE GROSS LOT AREA AND SHALL NOT BE LOCATED WITHIN THE FRONT YARD OR SIDE/REAR YARD ADJACENT TO A PUBLIC STREET. ADULT ENTERTAINMENT USES AND TRANSPORTATION TERMINALS ARE EXCLUDED FOR ALL LOTS DESIGNATES I-2. ONE OR MORE CONTAINERS FOR THE ABOVE GROUND STORAGE OF FLAMMABLE OR COMBUSTIBLE LIQUIDS OR GASES ARE ALLOWED ON LOTS DESIGNATED I-2 PROVIDED THE TOTAL NUMBER OF CONTAINERS AND CONTAINER VOLUME COMPLY WITH THE UNIFORM FIRE CODE ADOPTED AND AMENDED BY THE CITY OF COMMERCE CITY AND ARE APPROVED BY THE SOUTH ADAMS COUNTY FIRE DISTRICT AND COMMERCE CITY BUILDING OFFICIAL.
- J. EXCLUDE THIS NOTE REGARDING FLOOR AREA RATIOS.
- M. CHANGE TO: SIGN STANDARDS SHALL COMPLY WITH THE COMMERCE CITY ZONING ORDINANCE FOR INDUSTRIAL AND COMMERCIAL USES EXCEPT THAT NO FREE-STANDING SIGNS OR POLE SIGNS ARE ALLOWED.

AMENDMENT #4

REFER TO AMENDMENT #3 WITH THE FOLLOWING CHANGES:

- B. CHANGE TO: EACH LOT SHALL HAVE A MINIMUM OF ONE CURB CUT PER STREET FRONT, EXCEPT THAT NO CURB CUTS SHALL BE PERMITTED ONTO EAST 96TH AVENUE OR WITHIN 100 FEET OF AN INTERSECTION. WHEREVER POSSIBLE, CURB CUTS SHALL BE COMBINED WITH ADJACENT PROPERTIES TO FORM A SINGLE ACCESS POINT FOR BOTH PROPERTIES.
- D. EXCLUDE NOTE 1.

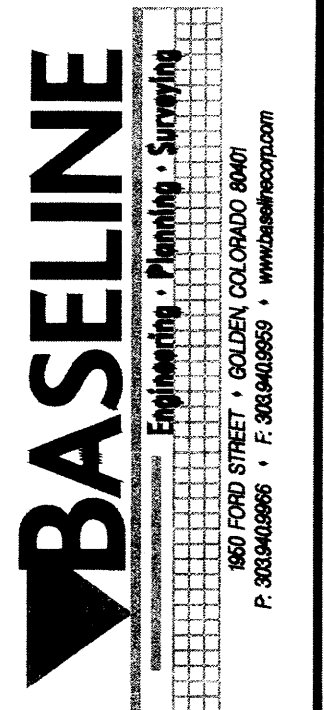
AMENDMENT #5

- A. MOUNTAIN VIEW INDUSTRIAL PARK SHALL CONSTRUCT ALL STREET RIGHT-OF-WAY, INCLUDING THE INSTALLATION OF CURB, GUTTER, SIDEWALKS, LANDSCAPE ELEMENTS, AND LANDSCAPE IRRIGATION SYSTEMS, IN ACCORDANCE WITH THE DESIGN STANDARDS AND PHASING PLAN APPROVED IN THE FINAL PUD.
- B. EACH LOT SHALL HAVE A MAXIMUM OF ONE CURB CUT PER STREET FRONT, EXCEPT THAT NO CURB CUTS SHALL BE PERMITTED ONTO EAST 96TH AVENUE OR WITHIN 100 FEET OF AN INTERSECTION. WHEREVER POSSIBLE, CURB CUTS SHALL BE COMBINED WITH ADJACENT PROPERTIES TO FORM A SINGLE ACCESS POINT FOR BOTH PROPERTIES.
 - 1. LOTS 1 AND 2 OF BLOCK 1 SHARE JOINT ACCESS POINTS ON HAVANA STREET. LOCATIONS OF ACCESS POINT IS SUBJECT TO APPROVAL BY THE CITY OF COMMERCE CITY DEPARTMENT OF PUBLIC WORKS.
- C. ON THE FINAL PUD, THE APPLICANT SHALL SUBMIT DETAILED LANDSCAPE PLANS FOR DEDICATED RIGHT-OF-WAY AND DETENTION PONDS WHICH SHALL BE INSTALLED AND MAINTAINED THROUGH A PROPERTY OWNERS' ASSOCIATION AGREEMENT. THE PROPERTY OWNERS' ASSOCIATION AGREEMENT SHALL BE SUBMITTED WITH THE FINAL PUD AND SIGNED BY ALL OWNERS OF PROPERTY WITHIN THE MOUNTAIN VIEW INDUSTRIAL PARK.
- D. LOTS 1 AND 2 OF BLOCK 1 AND LOT 4 OF BLOCK 2 MAY BE DEVELOPED WITH ANY OF THE USES ALLOWED WITHIN THE I-1 AND THE C-2 ZONE DISTRICTS OF THE COMMERCE CITY ZONING ORDINANCE. GASOLINE SERVICE STATIONS (EXCLUDING BODY REPAIR, PAINTING, OR ENGINE REBUILDING, AND RENTAL OR SALE OF VEHICLES) ARE ALSO A USE-BY-RIGHT. ADULT ENTERTAINMENT USES ARE NOT PERMITTED.
 - 1. GASOLINE SERVICE STATIONS MAY INCLUDE VEHICLES IN EXCESS OF 15,000 GROSS VEHICLE WEIGHT. OVERNIGHT PARKING IS NOT PERMITTED.
- E. OUTDOOR STORAGE IS NOT PERMITTED.
- F. ALL VEHICLES AND EQUIPMENT, EXCEPT FOR EMPLOYEES AND CUSTOMER VEHICLES, SHALL BE PARKED IN THE REAR YARD OF LOTS DEVELOPED WITH I-1 USES. VEHICLES AND EQUIPMENT ON LOTS DEVELOPED WITH I-1 USES SHALL BE SCREENED FROM THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE FENCE DESIGN STANDARDS APPROVED IN THE FINAL PUD.
- G. THE APPLICANT SHALL COMPLY WITH THE TERMS, CONDITIONS, AND REQUESTS OF THE FINAL PUD PLAN.
- H. FENCING IS PROHIBITED ON ALL LOTS WITH GENERAL RETAIL USES. FENCING ON LOTS WITH I-1 USES SHALL BE LOCATED BEHIND THE BUILDING ONLY, A MAXIMUM OF EIGHT FEET HIGH. FENCES SHALL BE CONSTRUCTED WITH A MINIMUM OF 20% MASONRY WITH THE REMAINDER TO BE WOOD ON THE STREET FACING SIDE. A STANDARD FENCE ELEVATION DESIGN SHALL BE SUBMITTED WITH THE FINAL PUD AND BE APPLICABLE TO ALL FENCING APPROVED FOR LOTS IN THE MOUNTAIN VIEW PUD. THE FENCING NOT FACING PUBLIC R.O.W. MAY BE 100% WOOD CONSTRUCTION OR A MATERIAL RESEMBLING WOOD.
- I. BUILDING MATERIALS USED ON THE EXTERIOR FINISH SHALL CONSIST OF THE FOLLOWING:

- 1. GENERAL RETAIL & I-1 LOTS - ANY FACADE OF THE BUILDING THAT IS NOT CONSTRUCTED OF GLASS SHALL BE A MINIMUM OF 50% MASONRY OR CONCRETE ON FRONT, SIDE AND REAR FACADES WITH THE REMAINDER IN WOOD PRODUCTS OR METAL. FRANCHISE COLORS MAY BE CONSIDERED IN PLACE OF EARTH TONES ON BUILDING SUBJECT TO THE APPROVAL BY THE COMMUNITY DEPARTMENT.
- K. A DEVELOPMENT AGREEMENT FOR PUBLIC IMPROVEMENTS NEED TO BE APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT AND PUBLIC WORKS DEPARTMENT PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR ANY LOT IN THE MOUNTAIN VIEW INDUSTRIAL PARK PUD.
- L. SIGNAGE SHALL MEET SIGNAGE REQUIREMENTS AS FOUND IN THE CITY OF COMMERCE CITY LAND DEVELOPMENT CODE AS AMENDED.
- M. TRAFFIC SIGNALS TO BE INSTALLED ON 96TH AVENUE IN ACCORDANCE WITH REQUIREMENTS SPECIFIED BY THE CITY ENGINEER.
- N. ZONING AND LOT LINE ADJUSTMENTS. IF A CHANGE IN LOT LINES REQUIRES AN ADJUSTMENT TO THE ZONING BOUNDARY DESIGNATIONS, THE DIRECTOR OF COMMUNITY DEVELOPMENT MAY APPROVE THE CHANGE ADMINISTRATIVELY, SO LONG AS THE CHANGE WILL RESULT IN A LESS INTENSIVE USE, THAT IS, FOR EXAMPLE, I-2 TO I-1, HOWEVER, THE CITY COUNCIL SHALL BE NOTIFIED IN ADVANCE OF ALL CHANGES, AND IN THE EVENT THAT THE CHANGE WILL RESULT IN A MORE INTENSIVE USE, FOR EXAMPLE, I-1 TO I-2, THEN, IN THAT EVENT, THE CITY COUNCIL MAY, AT ITS OPTION, DIRECT THAT THE PROPOSED AMENDMENT PROCEED THROUGH THE PUBLIC HEARING PROCESS BEFORE THE PLANNING COMMISSION AND CITY COUNCIL.
- O. THE FOLLOWING ADVISORY BODIES WILL COMMENT ON THE FOLLOWING:
 - 1. STREET LIGHTING - POLICE DEPARTMENT AND ENGINEERING DEPARTMENT
 - 2. UFC STANDARDS - SACFD AND BUILDING DEPARTMENT
- P. PUBLIC IMPROVEMENTS SHALL BE INSTALLED IN ALL PHASES BEFORE A BUILDING PERMIT IS APPROVED FOR THE PHASE. IN LIEU OF PUBLIC IMPROVEMENTS, THE DEVELOPER COULD POST A SURETY FOR THE COST OF PUBLIC IMPROVEMENTS AND INCLUDE A DATE BY WHICH THE IMPROVEMENTS WILL BE COMPLETED.

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 BLD2003-1129.
3. LOT C (LOTS 10 & 11 OF BLOCK 3) WAS CREATED IN 2005 VIA CONSOLIDATION PLAT #S-333-05.



REVISION DESCRIPTION	PREPARED BY	DATE	DESIGNED BY
REVISIONS PER COMMERCE CITY	JFE	1/18/2017	JFE
REVISIONS PER COMMERCE CITY	JFE	2/23/2017	JFE
			CHECKED BY CM

B&W CONSTRUCTION CO. INC.
 ADAMS COUNTY
 MOUNTAIN VIEW IND. PARK PUD AMENDMENT #5
 EAST 96TH AVENUE & HAVANA STREET
 PUD STANDARDS

INITIAL SUBMITTAL	12/16/2016
DRAWING SIZE	18" X 24"
SURVEY FIRM	SURVEY DATE
JOB NO.	PL 346
DRAWING NAME	346 PUD.dwg
SHEET	3 OF 6

MOUNTAIN VIEW INDUSTRIAL PARK PUD ZONE DOCUMENT

AMENDMENT #5 TO MOUNTAIN VIEW INDUSTRIAL PARK P.U.D. 3249

SHEET 4 OF 6

LANDSCAPE NOTES

AMENDMENT #2

- 1.) THE APPLICANT IS RESPONSIBLE FOR ONLY THE LANDSCAPING ALONG HAVANA STREET AND 96TH STREET MEDIANS AND RETENTION PONDS. THE CONCEPTUAL LANDSCAPING IS TO BE INSTALLED BY INDIVIDUAL LOT OWNERS PRIOR TO THE ISSUANCE OF THE OCCUPANCY PERMIT.
- 2.) ALL LANDSCAPE AREAS AND MEDIANS PROPOSED TO CONTAIN LANDSCAPE PLANT MATERIALS ALONG HAVANA STREET AND HEINZE WAY SHALL HAVE THE EXISTING SOIL AMENDED WITH A MINIMUM OF FOUR CUBIC YARDS OF WELL-ROTTED COW OR SHEEP MANURE, MOUNTAIN OR SPHAGNUM PEAT MOSS OR A COMBINATION THEREOF CONTAINING A MINIMUM OF 40 PERCENT ORGANIC MATTER AT AN APPLIED RATE PER 1,000 SQUARE FEET, DISKED OR TILLED INTO THE SOIL AT A DEPTH OF SIX INCHES.
- 3.) ALL PLANTING BEDS ARE TO BE CONTAINED BY 1/8" X 4" INTERLOCKING TYPE OF STEEL EDGER. EDGING IS NOT REQUIRED WHERE A BED IS ADJACENT TO CURBS, WALLS, WALKS, OR SOLID FENCES.
- 4.) ALL PLANTING BEDS TO CONTAIN 1 - 1/2" WASHED RIVER ROCK OR WOOD MULCH OVER WEED GEOTEXTILE FABRIC AT A THREE INCH DEPTH.
- 5.) ALL TREES ARE TO BE STAKED AND GUYED FOR A PERIOD OF ONE YEAR.
- 6.) THE OWNER, THE OWNER'S SUCCESSORS, OR THE OWNER'S APPOINTEE SHALL MAINTAIN THE LANDSCAPE AS ORIGINALLY APPROVED BY COMMERCE CITY.
- 7.) ALL TURFED AREAS ARE TO BE ADEQUATELY COVERED BY AN AUTOMATIC IRRIGATION SYSTEM.
- 8.) ALL CONTAINER STOCK TO BE REMOVED FROM ANY METAL OR PLASTIC CONTAINERS. ALL BURLAP WRAPPING AND WIRE AROUND ROOT BALLS ARE ALSO TO BE REMOVED FROM ALL PLANT STOCK PRIOR TO PLANTING.
- 9.) FOR BEST RESULTS, RETENTION POND AREAS SHOULD BE SEEDED BETWEEN NOVEMBER 1 AND APRIL 30 INTO NON-FROZEN GROUND. AFTER SEEDING, THESE AREAS SHOULD BE MULCHED WITH 4000 #/ACRE OF GOOD, CLEAN STRAW OR NATIVE HAY. AFTER THE MULCH IS SPREAD UNIFORMLY OVER THE SURFACE, IT SHOULD BE "CRIMPED" INTO THE SOIL. CRIMPING SHOULD BE DONE AS NEAR AS POSSIBLE ON THE CONTOUR OF THE LAND.
- 10.) CHANNELS ONE AND TWO TO BE SEEDED AS PER RETENTION AREAS. SEE 5 AND 6 OF 9 FOR CHANNEL LOCATIONS.
- 11.) TREE LOCATION ALONG ON HEINZE WAY AND SHRUB BEDS ON HANOVER CT. EAST AND WEST, ARE CONCEPTUAL AND MAY CHANGE WHEN DRIVEWAYS ARE INSTALLED AND VISION TRIANGLES ARE CONSIDERED. TREES ARE TO BE PLANTED 30 FEET ON CENTER.
- 12.) LANDSCAPE AREAS ON HANOVER CT. EAST AND WEST ARE BETWEEN THE BACK OF CURB AND THE LOT LINE AND INCLUDE SOD AND SHRUB BEDS. SHRUBS ARE NOT TO EXCEED 36" ABOVE THE GUTTER FLOWLINE. THESE LANDSCAPE BEDS MAY CHANGE WHEN DRIVEWAY CUTS ARE INSTALLED AND SIGHT DISTANCE TRIANGLES ARE CONSIDERED. SHRUB BEDS TO CONTAIN FIVE SHRUBS EACH.
- 13.) AREAS WITHIN THE 96TH AVENUE MEDIAN (16 FEET OR GREATER) TO BE LANDSCAPED AND IRRIGATED.
- 14.) TREES PLANTED ALONG HAVANA STREET TO BE 30 FEET APART (ON CENTER), HOWEVER, SPACING MAY BE ALTERED DUE TO DRIVEWAY CUTS AND SIGHT VISION TRIANGLES.
- 15.) THE CITY AND MOUNTAIN VIEW INDUSTRIAL PARK, LLP, SHALL EXAMINE THE INCORPORATION OF THE RETENTION BASINS INTO THE CITY'S OPEN SPACE AND TRAILS PLAN AND EXECUTE A DEVELOPMENT AGREEMENT FOR THE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AND RECREATIONAL AMENITIES WITHIN THE RETENTION BASINS.

AMENDMENT #3

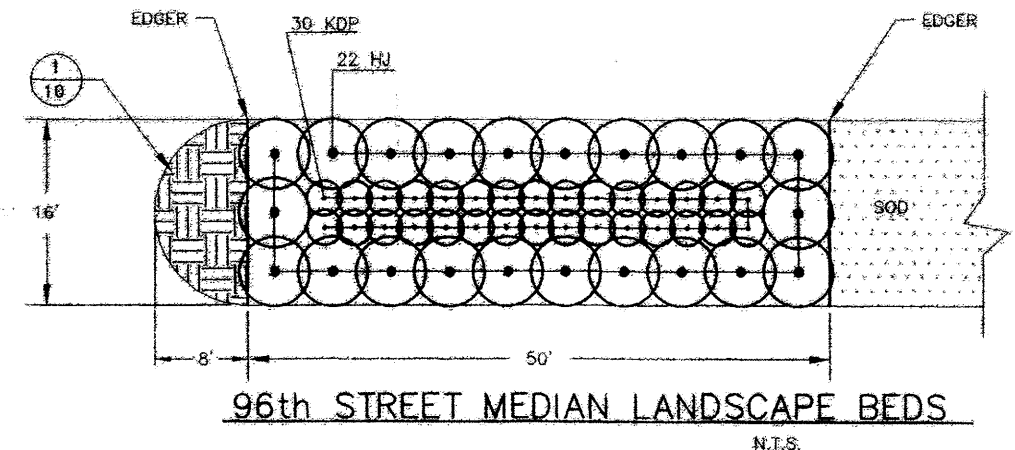
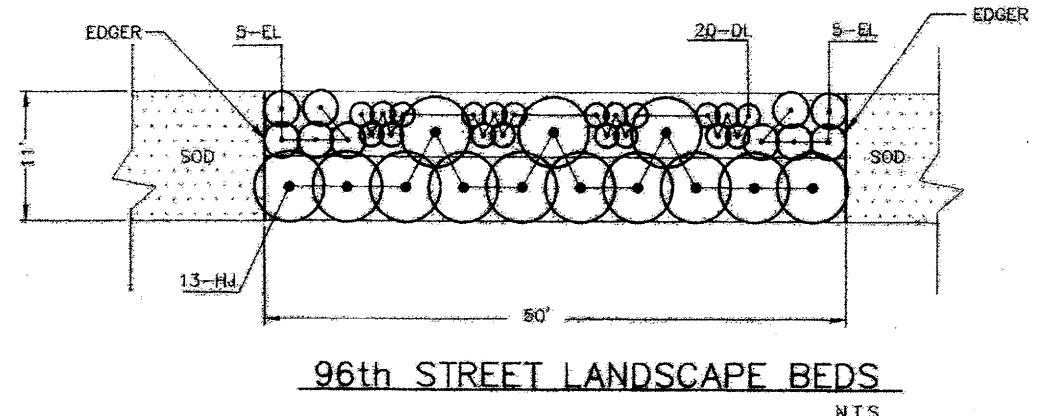
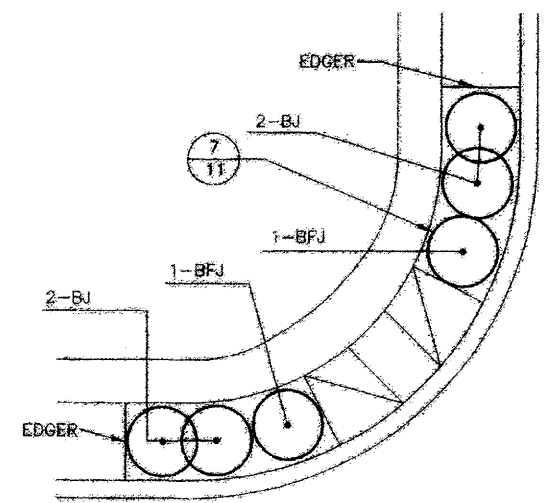
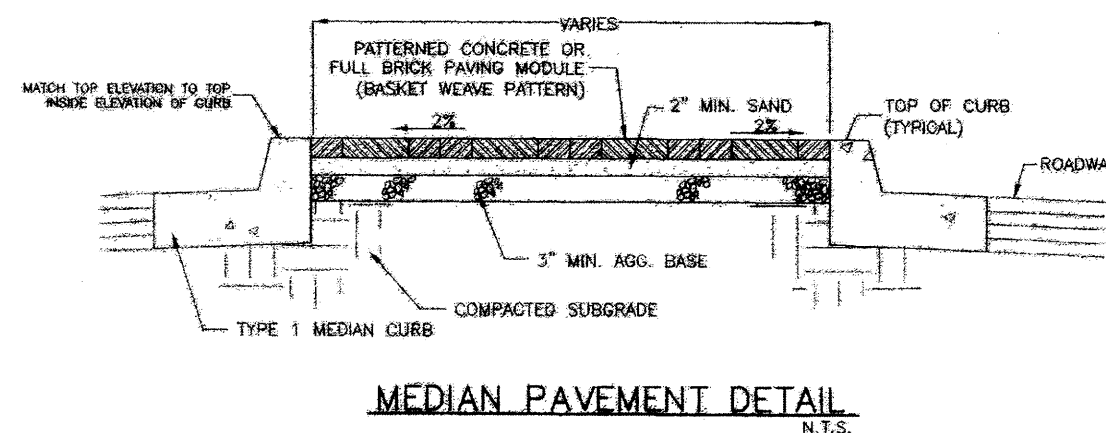
REFER TO AMENDMENT #2, EXCLUDING NOTE #15 AND INCLUDING THE FOLLOWING NOTE:
ALL LANDSCAPING INCLUDING THE LANDSCAPING FOR 96TH AVENUE AND THE MEDIANS WITHIN 96TH AVENUE SHALL COMPLY WITH ALL CURRENT OR FUTURE REQUIREMENTS CONTAINED IN THE CITY OF COMMERCE CITY MUNICIPAL CODE AND THE CITY OF COMMERCE CITY APPROVED PLANT LIST AND LANDSCAPING SPECIFICATIONS DOCUMENT.

AMENDMENT #4 & AMENDMENT #5

ALL LANDSCAPING INCLUDING THE LANDSCAPING FOR 96TH AVENUE AND THE MEDIANS WITHIN 96TH AVENUE SHALL COMPLY WITH ALL CURRENT OR FUTURE REQUIREMENTS CONTAINED IN THE CITY OF COMMERCE CITY MUNICIPAL CODE AND THE CITY OF COMMERCE CITY APPROVED PLANT LIST AND LANDSCAPING SPECIFICATIONS DOCUMENT.

LANDSCAPE DETAILS

AMENDMENT #2, AMENDMENT #3, AMENDMENT #4 AND AMENDMENT #5



PLANT SCHEDULE

NOTE: THE EXACT TYPE AND AMOUNT OF TREES, SHRUBS AND GROUND COVER WILL BE DETERMINED BY THE CITY PRIOR TO INSTALLATION BY THE APPLICANT.

PLANT SCHEDULE

AMENDMENT #2

PLANT SCHEDULE

DECIDUOUS CANOPY TREES				
AP	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" GAL., B & B	34
CA	CIMMARON ASH	FRAXINUS PENNSYLVANICA 'CIMMARON'	2" CAL., B & B	14
RL	REDMOND LINDEN	TILIA CORDATA 'REDMOND'	2" CAL., B & B	30
IH	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS 'IMPERIAL'	2" CAL., B & B	17
SH	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS 'INERMIS 'SHADEMASTER'	2" CAL., B & B	40
EVERGREEN TREES				
PP	PONDEROSA PINE	PINUS PONDEROSA	6' HT., B & B	4
SMALL DECIDUOUS TREES/DECIDUOUS SHRUBS				
APL	AMERICAN PLUM	PRUNUS AMERICANA	5 GAL.	17
CC	NATIVE CHOKECHERRY	PRUNUS VIRGINIANA	5 GAL.	22
KDP	KATHERINE DYKES POTENTILLA	POTENTILLA FRUTICOSA 'KATHERINE DYKES'	5 GAL.	150
SS	SHADBLow SERVICEBERRY	AMELANCHIER CANADENSIS	5 GAL.	22
TS	THREE-LEAF SUMAC	RHUS TRILOBATA	5 GAL.	24
EVERGREEN SHRUBS				
BJ	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	5 GAL.	20
BFJ	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	5 GAL.	10
HJ	HUGHES JUNIPER	JUNIPERUS HORIZONTALIS 'HUGHES'	5 GAL.	188
PERENNIALS/GRASSES				
DL	DAYLILY (ORANGE)	HEMEROCALLIS SP.	1 GAL.	120
EL	ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA MUNSTEAD	1 GAL.	60
	BARTON WESTERN WHEATGRASS		SEED	197,891 S.F.
	LUNA PUBESCENT WHEATGRASS (40/40/20 BLEND)			
	LINCOLN SMOOTH BROMEGRASS			
	TALL FESCUE BLUEGRASS (90/10 BLEND)		FRESH CUT	44,305 S.F.

AMENDMENT #3, AMENDMENT #4, AND AMENDMENT #5

NO PLANT SCHEDULE

BASELINE
Engineering • Planning • Surveying
180 FORD STREET • GOLDEN, COLO. 80401
P. 303.405.8665 • F. 303.405.8669 • www.baselineneop.com

REVISION DESCRIPTION	PREPARED BY	DATE	DESIGNED BY
REVISIONS PER COMMERCE CITY	JFE	1/18/2017	JFE
REVISIONS PER COMMERCE CITY	JFE	2/23/2017	JFE
			CM

B&W CONSTRUCTION CO. INC.
ADAMS COUNTY
COMMERCIAL CITY
MOUNTAIN VIEW IND. PARK PUD AMENDMENT #5
EAST 96TH AVENUE & HAVANA STREET
LANDSCAPE STANDARDS

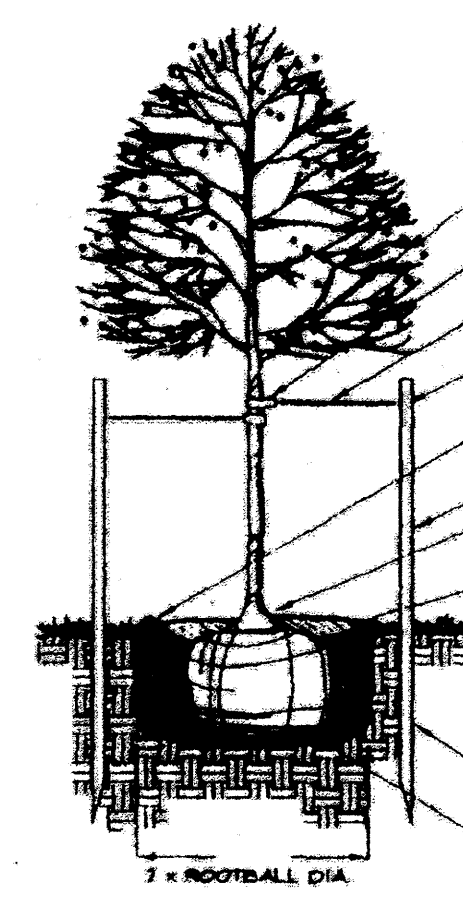
INITIAL SUBMITTAL	12/16/2016
DRAWING SIZE	18" X 24"
SURVEY FIRM	SURVEY DATE
JOB NO.	PL 346
DRAWING NAME	346 PUD.dwg
SHEET	4 OF 6

MOUNTAIN VIEW INDUSTRIAL PARK PUD ZONE DOCUMENT AMENDMENT #5 TO MOUNTAIN VIEW INDUSTRIAL PARK P.U.D. 3249

SHEET 5 OF 6

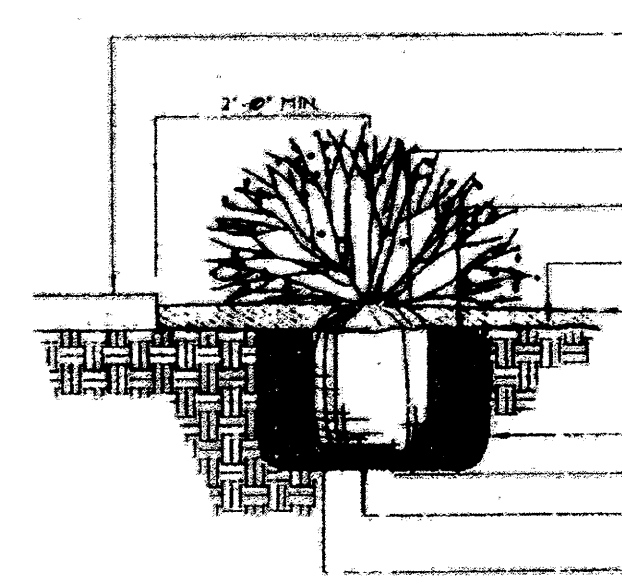
PLANTING AND FENCING DETAILS

AMENDMENT #2, AMENDMENT #3, AMENDMENT #4 AND AMENDMENT #5



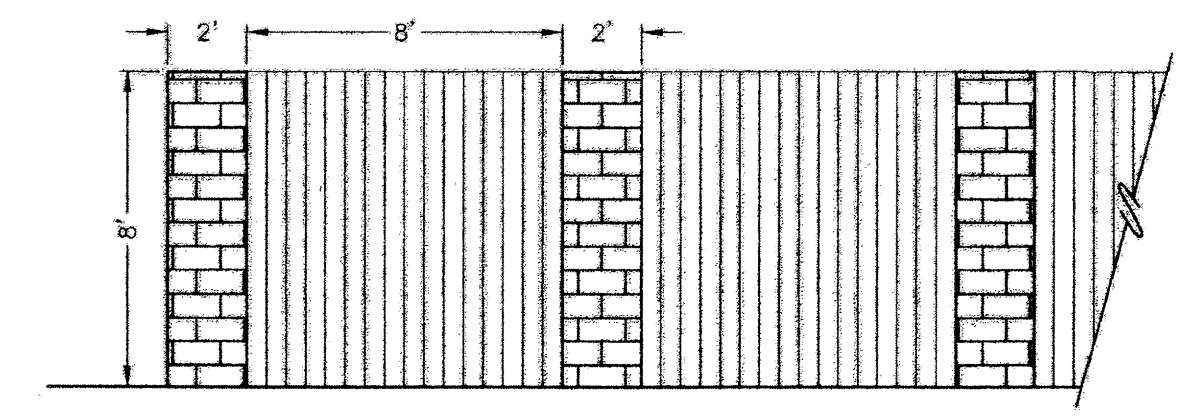
- FULL REMOVAL OF WIRE BASKETS
- STAKE ALL TREES 3" CAL. AND UNDER
- DO NOT CUT LEADER, PRUNE DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING.
- WRAP ENTIRE SURFACE OF TRUNK TO SECOND BRANCH WITH SPECIFIED TREE WRAP MATERIAL AND SECURE.
- SPECIFIED TREE STRAP AT END OF CUT WIRE AROUND TREE TRUNK.
- 1/2" DIA. X 36" LONG PVC PIPE SECTION ON EACH WIRE.
- 2 GAUGE GALVANIZED WIRE DOUBLE STRAND TWISTED.
- WATER RING - INSTALL AT END OF PLANTING, REMOVE PRIOR TO MULCHING.
- 6" STEEL T-POST (1 MIN.) (4" EXPOSED)
- PLANT ROOTBALL 3" HIGHER THAN GRADE AT WHICH IT GREW (IN IRRIGATED AREAS) IN NON-IRRIGATED AREAS PLANT TREE AT GRADE WHICH IT GREW.
- APPLY SPECIFIED MULCH 3" DEEP OVER SPECIFIED WEED MAT.
- FINISHED GRADE
- CUT AND REMOVE BURLAP FROM TOP AND SIDES OF ROOTBALL. REMOVE ALL WIRES AND NYLON TIES. IF TREE IS IN PAPER POT, REMOVE PRIOR TO PLANTING.
- ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED, REMOVING THE WIRE WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
- STAKE TO EXTEND MIN 36" INTO UNDISTURBED SOIL.
- SPECIFIED BACKFILL MIXTURE AND FERTILIZER APPLICATION.
- HOLE SHOULD HAVE ROUGHENED SIDES.

DECIDUOUS TREE PLANTING
NOT TO SCALE

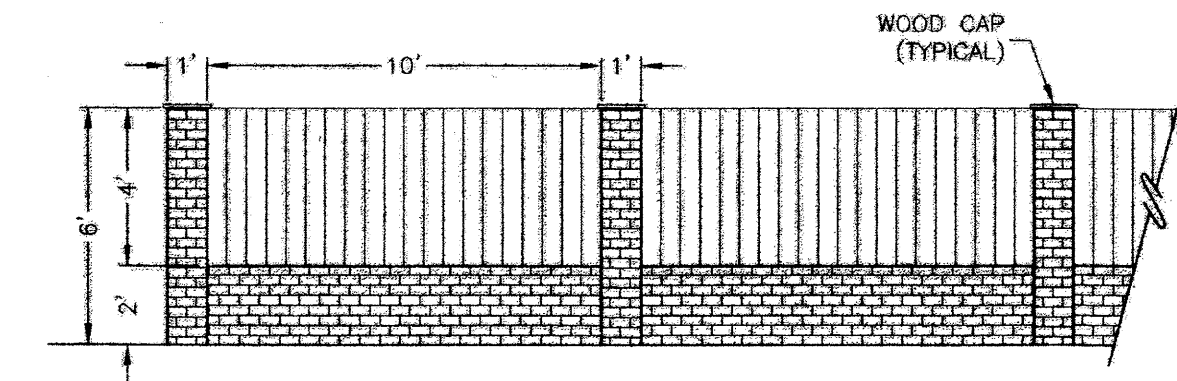


- CONCRETE CURB ON SIDEWALK HOLD GRADE 1" BELOW EDGE
- PRUNE ALL DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING.
- SET SHRUB 1" HIGHER THAN THE GRADE AT WHICH IT GREW
- DIG PLANT PIT THREE AS WIDE OR MORE AS THE CONTAINER
- APPLY SPECIFIED MULCH 3" DEEP OVER SPECIFIED WEED MAT.
- FINISHED GRADE
- ALL JUNIPER PLANTS SHOULD BE PLANTED SO TOP OF ROOT MASS OCCURS AT FINISH GRADE OF MULCH LAYER
- LOOSEN SIDES OF PLANT PIT AND ROOTBALL
- REMOVE CONTAINER
- SPECIFIED BACKFILL MIXTURE AND FERTILIZER APPLICATION
- COMPACTED BACKFILL MIX
- ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED, REMOVING THE CONTAINER WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALL

SHRUB PLANTING
NOT TO SCALE



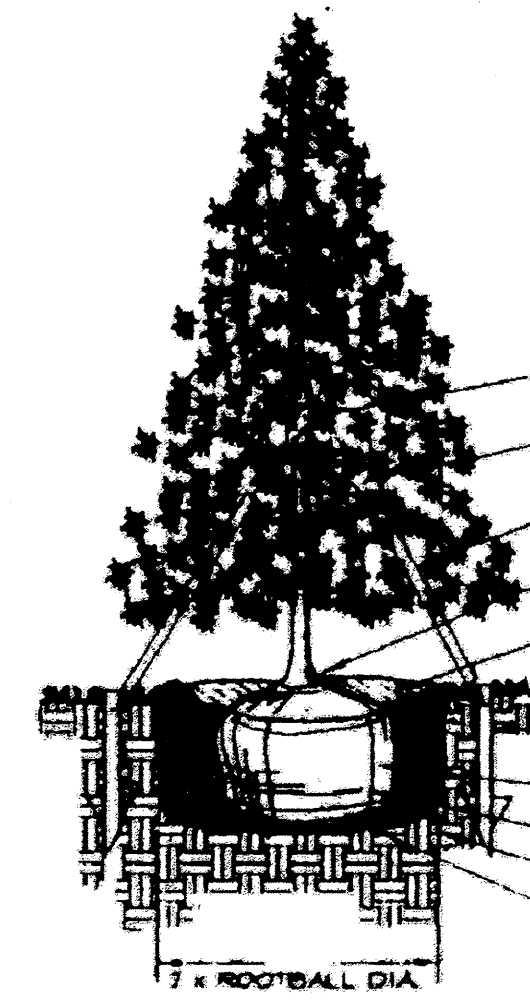
- CONCRETE BLOCK COLUMN 10' o.c.
- WOOD SLATS



- BRICK COLUMN, 11' o.c.
- BRICK LOWER WALL
- WOOD SLATS

**TYPICAL EXAMPLES
OUTDOOR STORAGE FENCING
MINIMUM 20% MASONRY**
N.T.S.

NOTE: AMENDMENT #5 LOTS SHALL UTILIZE TYPICAL FENCE EXAMPLE WHEN NEEDED, HOWEVER, OUTDOOR STORAGE IS PROHIBITED.



- DO NOT CUT OR DAMAGE LEADER
- RUBBER HOSE (1/2" DIA) OR 1" NYLON TREE STRAP ON GUY WIRE TO PROTECT TRUNK
- 2" GALVANIZED WIRE TWISTED DOUBLE STRAND, MIN 3" GUY WIRES PER TREE.
- 1/2" DIA. X 36" LONG WHITE PVC PIPE ON EACH GUY WIRE
- SET ROOTBALL 3" HIGHER THAN GRADE AT WHICH TREE GREW
- APPLY SPECIFIED MULCH 3" DEEP OVER SPECIFIED WEED MAT
- FINISHED GRADE
- 3/8" METAL 1" STAKE DRIVE VERTICALLY INTO UNDISTURBED SOIL, PLUMB @ GRADE
- REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL
- REMOVE WIRE COMPLETELY FROM ROOTBALL
- UNDISTURBED SUBGRADE
- SPECIFIED BACKFILL MIXTURE AND FERTILIZER APPLICATION
- HOLE SHOULD HAVE ROUGHENED SIDES

EVERGREEN TREE PLANTING
NOT TO SCALE

BASELINE
Engineering - Planning - Surveying
1850 FORD STREET • GOLDEN, COLORADO 80401
P: 303.940.8866 • F: 303.940.8869 • www.baselineworks.com

REVISION DESCRIPTION	PREPARED BY	DATE	DESIGNED BY
REVISIONS PER COMMERCE CITY	JFE	1/18/2017	JFE
REVISIONS PER COMMERCE CITY	JFE	2/23/2017	JFE
			CM

B&W CONSTRUCTION CO. INC.
COMMERCE CITY
ADAMS COUNTY
MOUNTAIN VIEW IND. PARK PUD AMENDMENT #5
EAST 96TH AVENUE & HAVANA STREET
PLANTING AND FENCING DETAILS

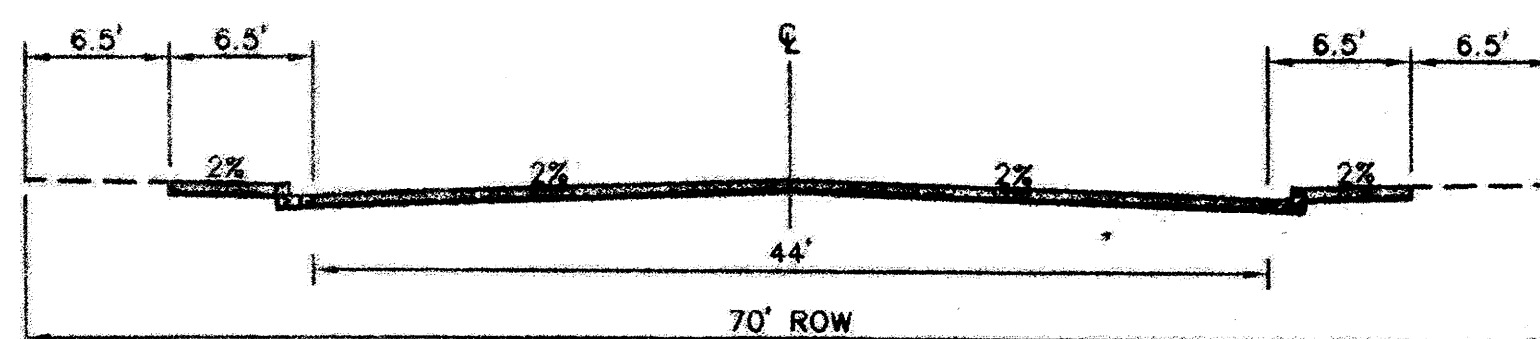
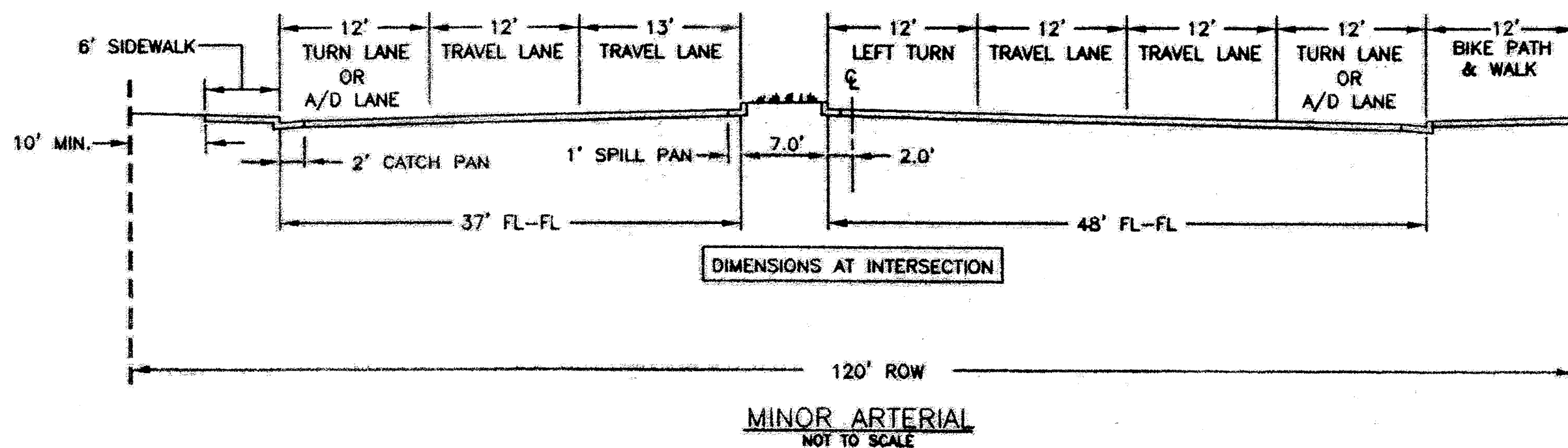
INITIAL SUBMITTAL	12/16/2016
DRAWING SIZE	18" x 24"
SURVEY FIRM	SURVEY DATE
JOB NO.	PL 346
DRAWING NAME	346 PUD.dwg
SHEET	5 OF 6

MOUNTAIN VIEW INDUSTRIAL PARK PUD ZONE DOCUMENT AMENDMENT #5 TO MOUNTAIN VIEW INDUSTRIAL PARK P.U.D. 3249

SHEET 6 OF 6

STREET DETAILS

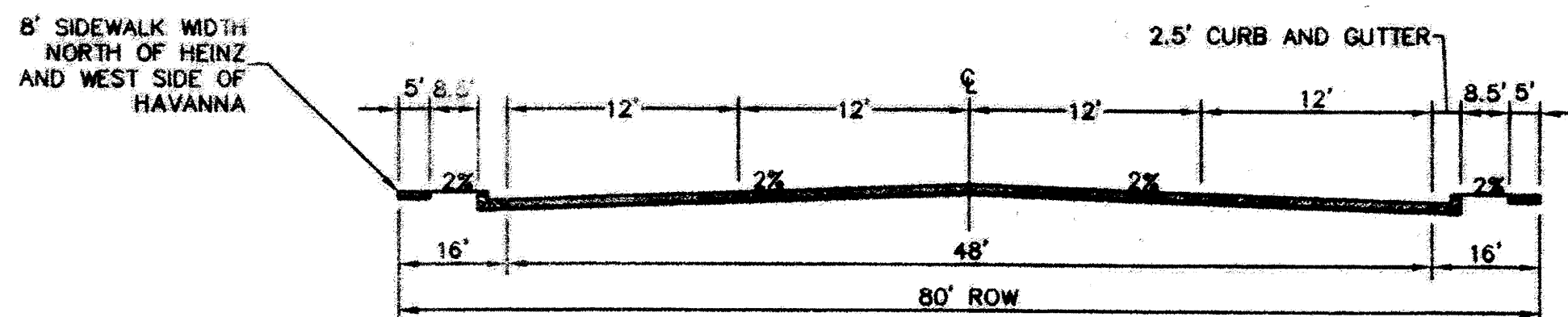
AMENDMENT #2, AMENDMENT #3, AMENDMENT #4 AND AMENDMENT #5



**CUL-DE-SAC SECTION
FOR HANOVER CT. EAST AND WEST**

N.T.S.

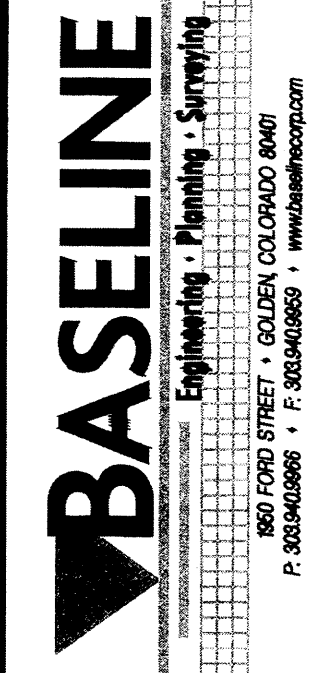
*UTILITY AND PEDESTRIAN
EASEMENT MAY BE
REQUIRED



HEINZE and HAVANA STREETS

N.T.S.

*UTILITY AND PEDESTRIAN
ACCESS EASEMENT MAY
BE REQUIRED



REVISION DESCRIPTION	PREPARED BY	DATE
REVISIONS PER COMMERCE CITY	JFE	1/18/2017
REVISIONS PER COMMERCE CITY	JFE	2/23/2017

DESIGNED BY	DRAWN BY	CHECKED BY
JFE	JFE	CM

B&W CONSTRUCTION CO. INC.
ADAMS COUNTY
MOUNTAIN VIEW IND. PARK PUD AMENDMENT #5
EAST 96TH AVENUE & HAVANA STREET
STREET DETAILS

NETAL SUBMITTAL	12/16/2016
DRAWING SIZE	18" X 24"
SURVEY FIRM	SURVEY DATE
JOB NO.	PL 346
DRAWING NAME	346 PUD.dwg
SHEET	6 OF 6

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

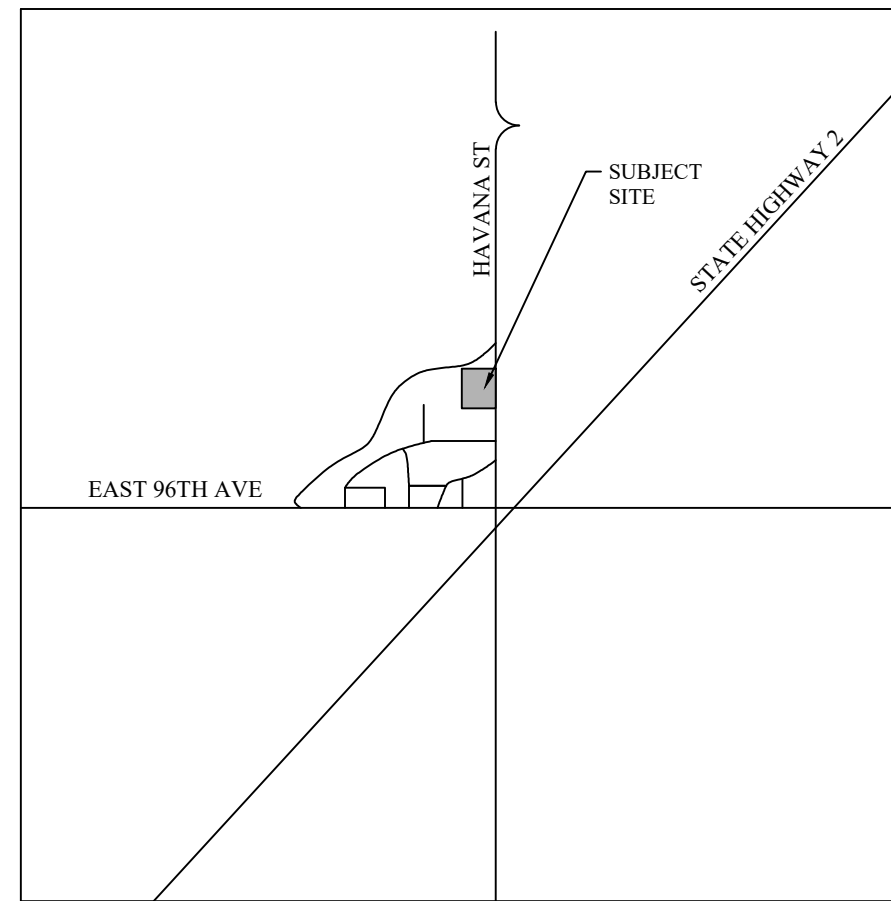
CITY OF COMMERCE CITY

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: _____

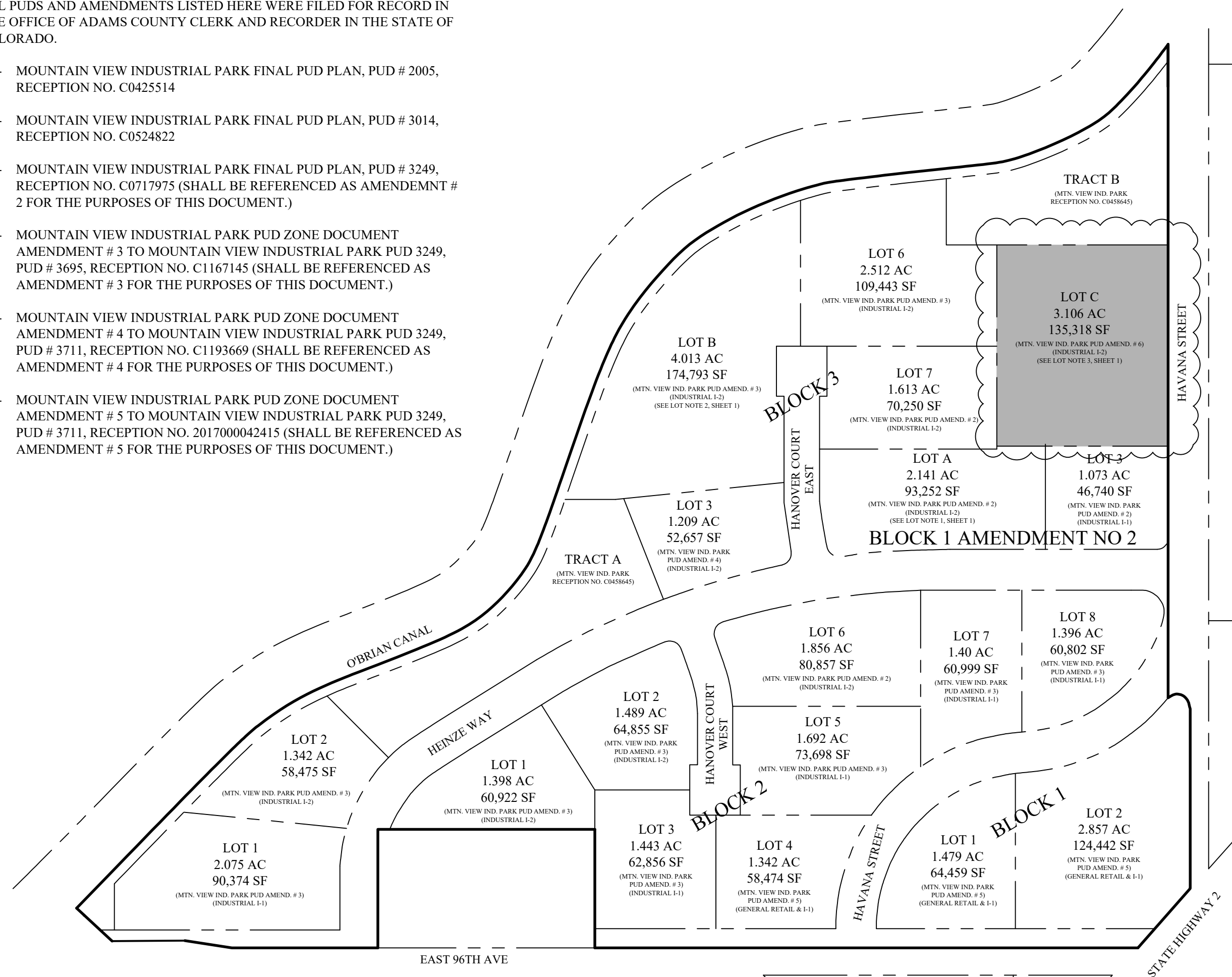
MOUNTAIN VIEW INDUSTRIAL PARK PUD ZONE DOCUMENT AMENDMENT # 6 TO MOUNTAIN VIEW INDUSTRIAL PARK P.U.D.

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

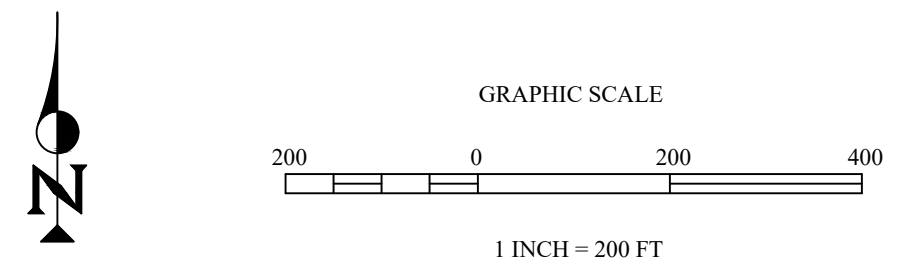
MOUNTAIN VIEW INDUSTRIAL PARK P.U.D. ZONE DOCUMENT AMENDMENT # 6						
	LOT	USE	SIZE (ACRES)	F.A.R. (MIN)	MAX HEIGHT	OUTDOOR STR.
BLOCK 3	C***	I-2	3.106	0.10	50'	35% MAX

*** 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.

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



TURNKEY
General Contractors, Inc.

TK

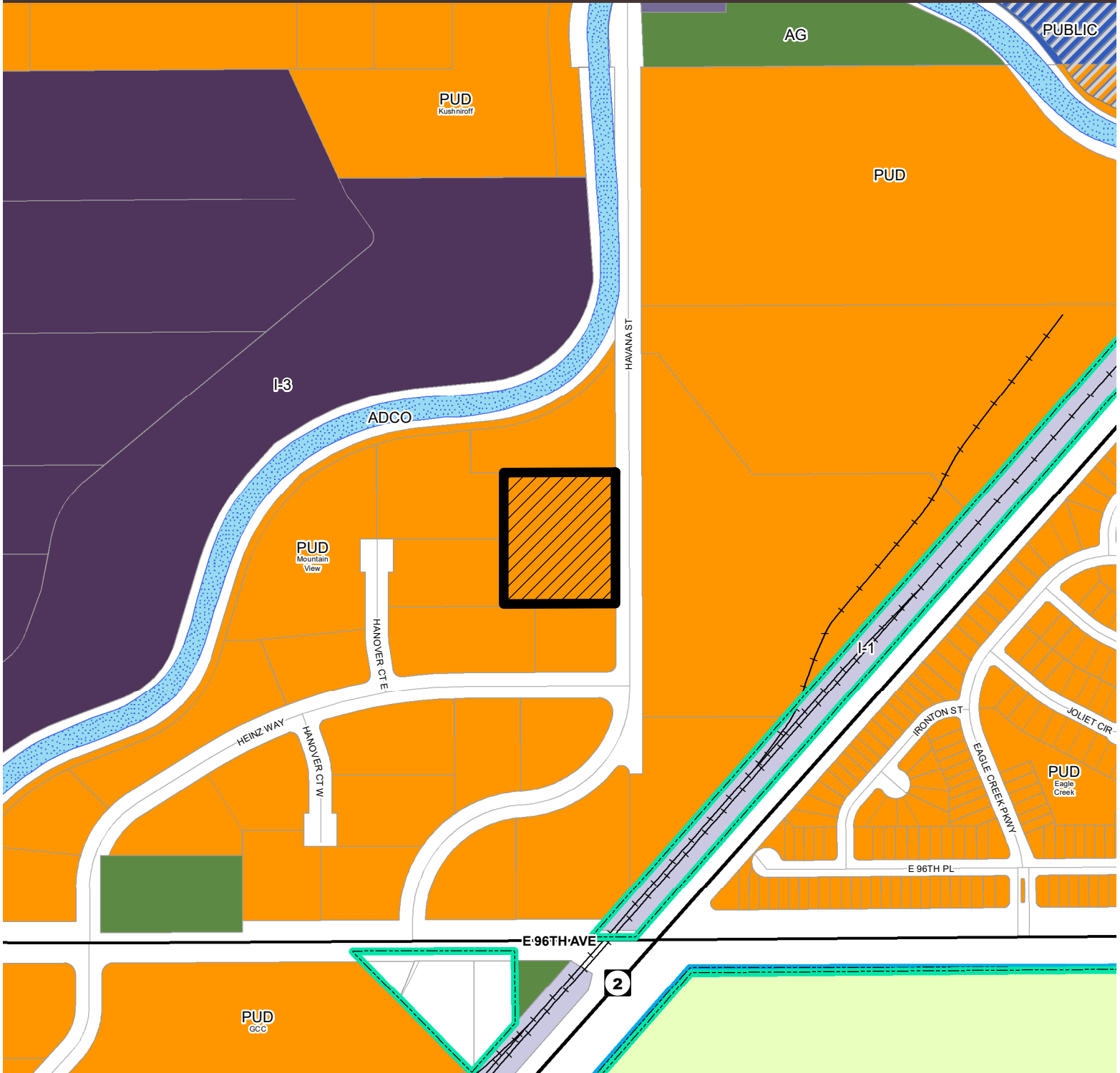
6870 N. BROADWAY, SUITE K
DENVER, CO 80221
P: 303.467.9667 F: 303.467.9384
TURNKEYGC.COM

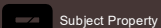





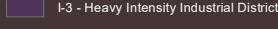
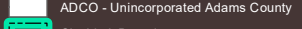

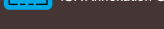
REVISION	DATE	DESCRIPTION

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

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

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



- | | | |
|---|--|---|
|  Subject Property |  I-1 - Light Intensity Industrial District |  PUBLIC - Public District |
| Zoning District |  I-2 - Medium Intensity Industrial District |  PUD - Planned Unit Development District |
|  AG - Agricultural District |  I-3 - Heavy Intensity Industrial District |  ADCO - Unincorporated Adams County |
| |  City Limit Boundary | |
| |  IGA Annexation Growth Boundary | |

PIN: 172115401009