INTRODUCED BY:	

AN ORDINANCE APPROVING THE AMENDMENT OF THE NEXUS NORTH AT DIA PUD ZONE DOCUMENT TO INCORPORATE 12 ADDITIONAL ACRES OF ADJACENT PROPERTY LOCATED AT THE NORTHWEST CORNER OF TELLURIDE ROAD AND E 84TH AVE., INTO THE PUD ZONE DISTRICT, IN COMMERCE CITY, COLORADO.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COMMERCE CITY, COLORADO AS FOLLOWS:

**SECTION 1.** The City Council of the City of Commerce City, Colorado, finds that notice of the public hearings concerning ordinance Z-945-17-19-21, as detailed in the proposed Nexus North at DIA PUD Zone Document attached as Exhibit B, and the rezoning of property located at the northwest corner of Telluride Road and E 84th Avenue more specifically defined in Exhibit A, before the Planning Commission of the City of Commerce City on April 6, 2021, and the City Council to be held on this May 3, 2021, respectively, were properly given as required by the Land Development Code, including by: publication on March 30, 2021, and April 13, 2021 in the Sentinel-Express, a legal newspaper of general circulation in the City of Commerce City; mailing on March 27, 2021, through the United States Postal Service in the manner required by the Land Development Code; and posting placards on the property that is the subject of the application on March 26, 2021 and April 23, 2021, in the manner and for the duration required by the Land Development Code.

**SECTION 2.** The City Council of the City of Commerce City, Colorado further finds that the public hearings concerning the proposed ordinance Z-945-17-19-21 and the rezoning of property described in Exhibit A before the Planning Commission of the City of Commerce City and the City Council were conducted in compliance with law.

**SECTION 3.** The City of Council finds, consistent with the Commerce City Land Development Code, Section 21-3251(3), as follows with regard to the proposed rezoning detailed in the Nexus North at DIA PUD Zone Document:

- a. The proposed PUD Zone Document Amendment is consistent with the policies and goals of the comprehensive plan and all applicable City adopted plans;
- b. The PUD zone document is consistent with any previously reviewed PUD concept schematic, if any;
- c. The PUD addresses a unique situation, confers a substantial benefit and also incorporates creative site design such that it achieves the purposes of section 21-4370 of the LDC and represents an improvement in quality over what could have been accomplished through strict application of the otherwise applicable district or development standards;
- d. The PUD Zone Document will continue to comply with all applicable city standards not otherwise modified or waived by the city;
- e. The Property has been integrated and connected with adjacent development;

- f. To the maximum extent feasible, the proposal mitigates any potential significant adverse impacts on adjacent properties and on the general community;
- g. Sufficient public safety, transportation, and utility facilities and services are available to serve the Property, while maintaining sufficient levels of service to existing development; and
- h. The proposed changes to the PUD Zone Document could not be achieved through other techniques.

**SECTION 4.** The Nexus North at DIA PUD Zone Document, permitting the inclusion of 12 additional acres of adjacent property in to the PUD zoned area, is hereby approved as set forth in Exhibit B. The zoning map of the City of Commerce City Colorado, is hereby amended to reflect the rezoning approved by this ordinance.

**SECTION 5.** This ordinance shall be effective as set forth in Section 5.3 of the City Charter.

INTRODUCED, PASSED ON FIRST READING AND PUBLIC NOTICE ORDERED THIS 3RD DAY OF MAY 2021.

PASSED ON SECOND AND THISDAY OF 20	FINAL READING AND PUBLIC NOTICE ORDERED
	CITY OF COMMERCE CITY, COLORADO
ATTEST	Benjamin A. Huseman, Mayor
Dylan A. Gibson, City Clerk	

# Exhibit A (Legal Description) Case #Z-945-17-19-21

# LEGAL DESCRIPTION: NEXUS NORTH PUD BOUNDARY A PARCEL OF LAND BEING PORTIONS OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING ASSUMED TO BEAR N 00°30'30" W. FROM THE CENTER QUARTER CORNER OF SAID SECTION 28, BEING MONUMENTED BY A REBAR WITH A 3-1/4" ALUMINUM CAP, STAMPED PLS 38151, TO THE NORTH QUARTER CORNER OF SAID SECTION 28, BEING MONUMENTED BY A REBAR WITH A 3-1/4" ALUMINUM CAP, STAMPING ILLEGIBLE, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO. BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 28, THENCE S 89°31'42" W, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, AND ALONG THE SOUTH LINE OF NEXUS NORTH AT DIA FILING NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 201900063150, IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDERS' OFFICE, A DISTANCE OF 1429.02 FEET TO THE NORTHWEST CORNER OF DIA TECH CENTER FILING NO. 8, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2018000095989, SAID ADAMS COUNTY RECORDS, BÉING A POINT ON THE WEST LINE OF THE QUINTERO STREET RIGHT-OF-WAY: THENCE S 00°16'43" E, ALONG THE WEST LINE OF SAID QUINTERO STREET RIGHT-OF-WAY, A DISTANCE OF 442.41 FEET TO THE NORTHEAST CORNER OF LOT 1, DIA TECH CENTER FILING NO. 6, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2018000017866, SAID ADAMS COUNTY RECORDS; THENCE S 89°33'29" W, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 1189.77 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BEING 30.00 FEET EAST OF THE WEST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28, ALSO BEING A POINT ON THE EAST LINE OF SAID BUCKLEY ROAD RIGHT-OF-WAY; THENCE N 00°31'31" W, ALONG SAID EAST LINE OF THE BUCKLEY ROAD RIGHT-OF-WAY BEING 30.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 441.82 FEET: THENCE N 00°31'44" W, ALONG THE EAST LINE OF SAID BUCKLEY ROAD RIGHT-OF-WAY AND ALONG A LINE BEING 30.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 2620.38 FEET TO A POINT BEING 30.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, ALSO BEING THE SOUTH LINE OF THE EAST 88TH AVENUE RIGHT-OF-WAY: THENCE N 89°20'26" E, ALONG THE SOUTH LINE OF SAID 88TH AVENUE RIGHT-OF-WAY AND ALONG A LINE BEING 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 2621.64 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28: THENCE S 00°30'30" E, ALONG SAID EAST LINE, A DISTANCE OF 2628.97 FEET TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 7,406,110 SQUARE FEET OR 170.021 ACRES, MORE OR LESS. EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_

OWNER(S) SIGNATURE AND PRINTED NAME

# Exhibit B NEXUS NORTH AT DIA PUD ZONE DOCUMENT Case #Z-945-17-19-21

STATE OF COLORAL LEGAL DESCRIPTION: NEXUS NORTH PUD BOUNDARY  A MAKER OF USE SHEET OWNERS AND THE OCCUPIENT QUARTER AND THE SCRIPTION AND THE OCCUPIENT QUARTER OF COLORAD CONTROL OF CO	TOWNSHIP 2 SOUTH, RANGE 66, WEST OF THE 6T O, COUNTY OF ADAMS, CITY OF COMMERCE CITY SHEET 1 OF 7	H.P.M. SHEET NUMBER  COURT MERT  COURT MERT  COURT MERT  COURT MERT  1  COURT MERT  COURT MER	2755 SOUTH I SUITE 236 DENVER, CO TEL 303 224 9 FAX 303 224 9 www.consilium	NG AND ARCHITECTURE LOCUST ST, 80222 9520
LEGAL DESCRIPTION: NEXUS NORTH PUD BOUNDARY  A MARKE, OF LAND BINE PORTIONS OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SICTION AND TOWNS OF SOUTHWEST COMMENTS.  THE SOUTHWEST COMMENT SOUTHWAST OF THE SITH PRINCED PRINCIPAL COMMENTS.  THE REMARKS OF THE SOUTHWAST AND AREA OF THE SECTION OF THE AUXILIARY QUARTER OF SITH SOUTHWAST OF SOUTHWEST COMMENTS.  THE SOUTHWAST COMMENT QUARTER COMMENT OF THE SECTION OF THE AUXILIARY QUARTER OF SITH SOUTHWAST OF SITH SOUTHWAST COMMENTS.  W. ROAM THE CONTROL QUARTER COMMENT OF SITH SAU AND AREA SOUTHWAST OF SITH SOUTHWAST COMMENTS.  AND ADMINISTRATION OF A MERCHANT COMMENT OF SITH SAU AND AREA SOUTHWAST OF SITH SAU AND AREA SOUTHWAST.	SHEET 1 OF 7	NUMBER	LAND PLANNIN LANDSCAPE A 2755 SOUTH I SUITE 236 DENVER, CO TEL 303.224.9 FAX 303.224.9 www.consilium	NG AND NRCHITECTURI LOCUST ST, 80222 9520
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OWNED CHIE CATE:	NTED IN PLANNING AREA 4 SHALL BE SETBACK A MINIMUM OF 100° FROM THE EXISTING SECOND IX.  NSURED FROM THE PLATTED PROPERTY LINE.	CITY CLERK	PUD	
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BYWATER QUALITY A	NER'S ASSOCIATION(S), METRO DISTRICT, OR PROPERTY OWNER WILL MAINTAIN DETENTION, IDIOR RETENTION AREAS.	ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE:	SUBMITTAL / CITY SUBMITTAL RESUBMITTAL PER COMMENT	AL + June 12, 20
DEED OF TRUST CERTIFICATE:	IS NOT ACCRESSED IN THIS PUD ZONE DOCUMENT SHALL MEET THE REQUIREMENTS OF THE E CITY ZONING ORDINANCE, AS ACCOPTED OR AMENDED.  S TO ARTERIAL ROADWAYS ARE SUBJECT TO APPROVAL BY THE CITY ENGINEER.	THIS PUD ZONE DOCUMENT WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO ATM, ON THEDAY OF AD	RESUBMITTAL PER COMMENT RESUBMITTAL	r8 • Dec. 21, 201
BEING THE HOLDER OF A DEED OF TRUST  ENCLARBERING THE PROPERTY LOCATED IN THE CITY OF COMMERCE CITY, COUNTY OF ADAMS.  10. ALL ACCESS POINT	S TO NON-ARTERIAL ROADWAYS SHOWN ON THIS PLAN ARE CONCEPTUAL IN NATURE, AND TO APPROVAL BY THE CITY ENGINEER WHICH DEVELOPMENT OCCURS.	20	PER COMMENT AMENDMENT	A • 8ept. 27, 20
11. ANY OL AND GAS:   BY	PERATIONS CONDUCTED ON THE SUBJECT PROPERTY WILL BE IN COMPLIANCE WITH AND REGULATIONS, INCLUDING COLORADO OIL AND GAI CONSERVATION COMMISSION OF OF OMMERCE CITY REGULATIONS, PERTAINANT OF TENNING, PARTING OF TENNING AND UNIFACE AREAS AND EQUIPMENT, AS MODIFIED BY ANY APPLICABLE SURFACE USE	COUNTY CLERK AND RECORDER		
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APPROVAL BY THE CITY'S PUBLIC WORKS DEPARTMENT.  13. PRIVATE ROADS AN	RE REQUIRED TO MEET THE CITY OF COMMERCE CITY STANDARDS.	RECEPTION NUMBER:	10	) /

NW QUARTER SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66, WEST OF THE 6TH P.M. STATE OF COLORADO, COUNTY OF ADAMS, CITY OF COMMERCE CITY SHEET 2 OF 7

## STATEMENT OF PROJECT INTENT:

RATED PLANNING AND DESIGN PRINCIPLES INCLUDE THE FOLLO MULTI-USE COMMERCIAL AND EMPLOYMENT CENTERS COMMERCIALITY

- ENVIAY. ATE WALKABLE COMMERCIAL AND EMPLOYMENT CENTERS. IFORCE PEDESTRIAN CONNECTIONS BETWEEN DEVELOPMENT PARCELS.

- TREETICAPIE

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  LUMAN-SCALE STREETSCAPES.

  LUMAN-SCALE STREETSCAPES.

  YOU OF STREETSCAPES THAT WILL REINFORCE THE PEDESTRIAN

  NO THE DEPERENT STRIET CLASSIFICATIONS IN NEXUS NORTH AT DIA.

BECKNELL INDUSTRIAL
CONTACT: MATT GARVER
120 EAST SURLINGTON AVENUE
LA GRANGE, ILLINOIS 60525

BECKNELL
LA GRANGE, ILLINOIS 60525

## STATEMENT OF EXISTING AMENITIES:

THE EIGSTRIG SITE LOCKS FEW NOTABLE AMENTIES. IN ITS CURRENT STATE, THE SITE IS AN OPEN PIELD OF LOW GRASSES FRANCO ABOUND ITS PERMETER. THE MOST NOTABLE FEATURE IS SECOND CREEK IN THE NORTH HAIT CORNER OF THE PROPERTY AND THE EXISTING BUCKLEY ROOT THALL ALOWS THE WEST BOUNDARY.

## STATEMENT OF PROJECT PHASING:

PHASING WILL OCCUR IN A LOGICAL AND COST EFFECTIVE MANNER BASED ON INFRASTRUCTURE EXTENSION AND MARKET CONDITIONS. THE PROJECT IS EXPECTED TO BE BULLT IN SEVERAL PHASES, MOVING FROM SOUTH TO MORTH.

STATEMENT OF UNIQUE FEATURES OF THE DEVELOPMENT:

# STATEMENT OF EXISTING CHALLENGES FOR THE

STATEMENT OF COMPLIANCE WITH COMPREHENSIVE GOALS & POLICIES:



2755 SOUTH LOCUST ST, SUITE 236

PUD ZONE DOCUMENT

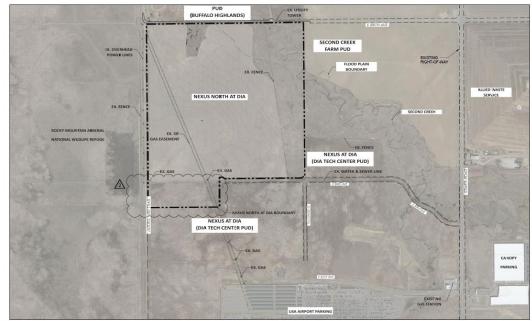
NEXUS NORTH AT DIA COMMERCE CITY, CO

NTS + Dec. 21, 2018 PER COMMENTS • Feb. 25, 2019 AMENDMENT △ • Sept. 27, 2011 AMENDMENT △ • Jan. 05, 2021

2 of 7

## NEXUS NORTH AT DIA PUD ZONE DOCUMENT

NW QUARTER SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66, WEST OF THE 6TH P.M. STATE OF COLORADO, COUNTY OF ADAMS, CITY OF COMMERCE CITY SHEET 3 OF 7



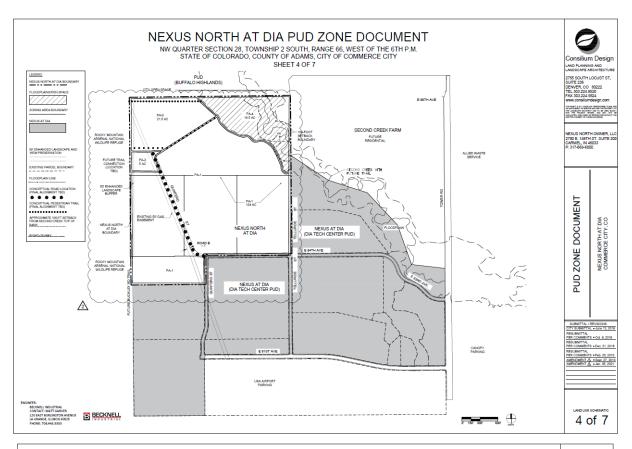
INCER:
BECONFLI INDUSTRIAL
CONTACT: MATT GARVE
120 EAST BURLINGTON AVENUE
1A GRANGE, RUNNOS 66S2S
PHONE: 708.443.9900



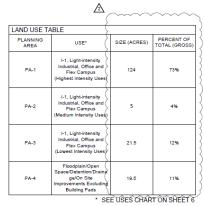
PUD ZONE DOCUMENT NEXUS NORTH AT DIA COMMERCE CITY, CO

SUBMITTAL / REVISIONS: CITY SUBMITTAL + June 12, 2018 ESUBMITTAL ER COMMENTS + Oct. 8, 2018 ESUBMITTAL ER COMMENTS + Dec. 21, 2018 PER COMMENTS + Feb. 25, 2019 AMENDMENT △ + Sept. 27, 2019 AMENDMENT △ + Jan. 05, 2021

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NW QUARTER SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66, WEST OF THE 6TH P.M. STATE OF COLORADO, COUNTY OF ADAMS, CITY OF COMMERCE CITY SHEET 5 OF 7



# GENERAL NOTES:

- SPECIFIC DULL THROUGHD LOT ACCEPTANT THE IN IN 2000 DOUGHET HE ALL SE WHEN ACCEPTANT DULL HERBORY THROUGH THE ACCEPTANT OF TH

- PRIMARY STRUCTURE BULK STANDARD NOTES:

PRIMARY STRUCTUR	RE BULK STANI	DARDS							
PLANNING AREA	MAXIMUM BUILDING HEIGHT	MINIMUM LOT SIZE	MINIMUM LOT FRONTAGE	MINIMUM FRONT SETBACK (SEE NOTE 1)	MAXIMUM FRONT SETBACK (SEE NOTE 1)	SETBACK	MINIMUM SIDE SETBACK ADJACENT TO LOCAL OR COLLECTOR STREET (SEE NOTE 1)	MINIMUM REAR SETBACK (SEE NOTE 1)	MINIMUM FLOOR AREA RATIO
PA-1	100'-0"	1 ACRE	80'-0"	20'-0"	100'-0"	15'-0"	15'-0"	20'-0"	0.15
PA-2	100'-0"	1 ACRE	80'-0"	20'-0"	100'-0"	15'-0"	15'-0"	20'-0"	0.15
PA-3 (SEE NOTE 5)	100'-0"	1 ACRE	80'-0"	20'-0"	100'-0"	15'-0"	15'-0"	20'-0"	0.15
PA-4 (SEE NOTE 4 AND 5)	NA	NA	NA	NA	NA	NA	NA	NA	NA

INEER:
BECKNELL INDUSTRIAL
CONTACT: MATT GARVER
120 EAST BURLINGTON AVENUE
LA GRANGE, ILLINGS 60525
PHONE: 708.443,9390





Consilium Design LANDSCAPE ARCHITECTURE 2755 SOUTH LOCUST ST, SUITE 236 DENVER, CO 80222 TES 503.224.9524 FAX 303.224.9524 WWW.contillumdesign.com

ZONE DOCUMENT NEXUS NORTH AT DIA COMMERCE CITY, CO PUD Z

SUBMITTAL / REVISIONS: CITY SUBMITTAL + June 12, 2018 RESUBMITTAL
PER COMMENTS • Oct. 8, 2018
RESUBMITTAL
PER COMMENTS • Dec. 21, 2018

LAND USE TABLE AND PRIMARY BULK STANDARDS TABLE 5 of 7

NW QUARTER SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66, WEST OF THE 6TH P.M. STATE OF COLORADO, COUNTY OF ADAMS, CITY OF COMMERCE CITY SHEET 6 OF 7

	ALLOWABLE USES					PLANNING ANNIAS		PA1	PA2	PAS	PAG
ALLOWING HAND LINE CLASSIFICATIONS				_		Food Relabilities to	Fire reside (relocatedad)	MA	NA.	NA.	*
							Markey was exhibit to be taken epipers, and terminations				
Red Science By Right							Part sky	,		,	NA.
Private Person							Potal ballian date (25,000 al	*	*		NA.
C*Conditional Use					П		Polish business above + (M, MM) of		*		*
MATRIX NELECOPED			_		$\perp$		Talespeter Tellispetersed date			*	NA.
R.Ar. Das By Right, Accessing Only			_	_	-	Management from 8 Services			× M		
			_	_			Automatika menjala Automatika menjalap harita		NA.	-	*
URECLASSPICATION	URB TYPE	P.	REMOVE A	GM.			Linded moving brok ( 30 helphysipment and motor building	-	100	-	-
							Major equipment repair	*	NA.	NA.	NA.
AGRICULTURAL UNIX		PAS	M-2	PAR	764		Mater vehicle dealerhabe, new and used automobiles < 3 acres	100	MA	-	*
Hartanian & Haranton	Correctly perion						Many office depotate, record and automobile of acres Many office depotates, record and 60% belon, and	MA	165	NA.	*
	Destroyationary less production (with no author straight)						delice relation installed the control and fifty, below, and	NA.	NA.		NA.
COMMERCIAL USES		PAG	M-Z	PAR	764		The stop		NA.	MA	M
After Restresses	Security oriented businesses	NA.	MA	NA	NA.		Young sentes official injuried part	MA	MA	MA	*
Actual facilities	Arring learning (industrializer learning and basing				NA.		Vehicle report, region (includes such body report, paint shops, and incidental sales or partie)		165		
	Diregie day care cerdens Debut vary officers or obsta				NA.		Vehicle repair, reloan		165	w	
	frames to communicated action we assessed to principle	*		*	NA.	Walter Accommodations	Hater miletinging equilibriums	*	*	*	×
Arbenne		RA	*A	84	RA	OPEC ALL		R6-5	PAR	76.6	PA-6
	Cel Times	*				Office Res	Ottaria		*	×	146.
	fadi or blevkin knastanky office. Moder shele uses planting elektral, tanke il bulding equipment official solitor skrape)	*		*	NA.	HOUSTRIAL USES		MAG	PAZ	76-8	PA-6
Building Materials & Services (HGE)	epipmet effect estion strape; Lankage epipmen, hardwape materials (effect estion)	*	*	*	NA	Auction Modes or Tard	Audior home (mide)		MA	MA	8
					NA.	Contractor Operations	fluiding, developing, general contacting (no cuttion straigs)		*		146
Rating & Driving Reaction with	Nor, Service, right state			*	NA.		Special balls contactors (no matter straigs)	*	*	*	M.
	Benjub	*	*	*	NA.	Monatorizing, Food	Relation, pade and brillia remarkshing		*	*	MA.
	Coloning services	+	÷		NA.		the eagle manufacturing		*		M
	Contract of the Code	•	÷	÷	NA.		Sering product manufacturing	:	-	<u>:</u>	**
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	That sales with regar with the repair (accessory use only).	80			NA.		Computer and electronic product manufacturing		*		
	Natural gas had sales (screensy) use only)	NA.			NA.		Electrical equipment, applicate and component neordeducing		*		140
	Natural partial sales for truths (accessivy use only)	NA.	NA.	NA.	NA.		Further and related product manufacturing		*		M.
Funeral biomined berties	Fineschore	*	*	*	NA.		Makening realizery	×	*	×	M.
050	Surress or professional (including medical tends of Customore)	*		*	ş		Mandaness rendebring	*	*	*	MA
	Courier services				NA.	Mondaturing, Mon	Cultury and hand test numbershalling Manching alongs, burn products, survey, not, and last manufacturing				*
	Office Compas Species Design office (State			*	NA.			*	*	*	MA.
		*	*	*	NA.	Monutestaring, Others Day	Report activities for oil and gas operations (stjetties, etc)		0	С	NA.
	Motors alone testined builty, trysted Restartal	e	e	¢	NA.	Monatectaring, Textile	Agent rendeting		*		M
	Modern store treatment builty, outpellers date				NA	Manufacturing, Wood Product	flatistized temper (seed, med, seller, etc.) manufacturing		*		₩.
Personal Services	Improvyting the facilities from	NA.	× ×	NA.	MA.		ha entitale rendebility		*		NA.
	Ball bords		*		NA.	Maritime Com	West protest remarkaturing Method resistance senter	*	*	*	MA.
	Note the con	÷	÷	÷	MA.		Mahai nahara Masi polisi nasabitan	**	NA.	-	*
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Outdoor Storage (See Note 4 and 5)		**	**	MA	-
	Name ground disregarizable of property < 10,000 outsidest monety	**	NA.	165	NA.
Printing and Publishing	Parting and related support authorises	*	*	*	MA.
	Patients Industry		*	*	NA.
Research and Development Services	Sometical, Pharmonetical, Other Medical Manufacturing			*	NA.
	Asiashi ASCarrias				NA.
	Testing Mountains, medical	×		*	NA.
	feeling biocolome, non-medical			*	NA.
	Train and Institute Lane		1	•	
Trob/Immporlation Bendus	Tangoldin brind				
Treat/Transportation Bendues	Train sales and senter trains to use to physic passenger		44	NA	NA.
	mar of the		NA.	165	NA.
	Trust sales (non-tailer)		**	MA	-
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Western Scientificants (month)					
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## DEVELOPMENT STANDARD NOTES:

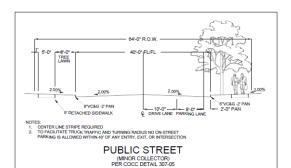
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- THE DEVELOPMENT OF LAND USES WITHIN THE PUD ZONE DOCUMENT PLANNING AREAS WILL ADHERE TO CITY APPROVED DESIGN STANDARDS AND GUIDELINES AS ADOPTED OR AMENDED.
- FOLLOWING THE INTERT OF THE PRAMERWAYS ACTION PLAN, LWID FOR A THAIL ALONG SECOND CREEK WILL BE DEDUCATED TO THE CITY FOR PLTURE CONSTITUTIONS OF THE THAIL. THE SWACT LOCATION, DIVISIONMENT ORESTS AND PRIVILED APPRIANCESSOR OF THE THAIL MILE AND RESIDED DIVISIONESTED THE COTT HAS DEVELOPER AT THE TIME OF THE SUBCINISION DURNING THE PLOP PERMIT PROCESS AND AT THE TIME OF THE PRINT PLAT.

- ANY REQUIREMENTS NOT ACCRESSED IN THIS PLUT ZONE DOCUMENT SHALL MEET THE REQUIREMENTS OF THE CITY OF COMMERCE CITY LAND DEVILOPMENT CODE, AIL ACCRED OR MIRRORD.
   ALL ACCESS POINTS TO ATTERIAL ROADWAYS ARE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
- ALL ACCESS POINTS TO NON-ARTERIAL ROADWAYS SHOWN ON THIS PLAN ARE CONCEPTUAL IN NATURE, AND WILL BE SUBJECT TO APPROVAL BY THE CITY ENGINEER WHEN DEVELOPMENT OCCURS.



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