

April 28, 2016

City of Commerce City
Steve Timms
Planning Manager
7887 E. 60th Ave.
Commerce City, CO 80022

RE: DIA Tech Center PUD Amendment ECAGID

Steve,

Attached is the signed ECAGID Inclusion Petition along with the following:

Copies of the property tax information for years 2013, 2014, and 2015
Legal Description titled "Exhibit A"
A copy of the Special Warranty Deed showing DIA Tech Center, LLC as the owner
A vicinity map that is located in the PUD Amendment
A Joinder Fee check for \$10,660.00 calculated at 53.3 acres @ \$200 per acre = \$10,660
The PUD Amendment showing land use of DIA Technology
An ALTA Survey showing the site plan
The PUD Amendment with the project description and zoning description

We are unsure how to calculate the Back Assessments due for the property and we will promptly provide a check for the correct amount.

Please let me know what additional information we will need to provide.

Best regards,

A handwritten signature in black ink, appearing to read "C. Thompson", with a stylized flourish at the end.

Chris Thompson
DIA Tech Center, LLC
5753 Shasta Circle
Littleton, CO 80123
303-253-2685
chris@chthompsonco.com

**PETITION
FOR THE INCLUSION OF PROPERTY INTO THE COMMERCE CITY
E470 COMMERCIAL AREA GENERAL IMPROVEMENT
DISTRICT**

The undersigned owner(s) of the real property described in Exhibit A, attached hereto, and depicted on the site map in Exhibit B, attached hereto (the "Property"), hereby petition(s) the City Council of City of Commerce City, Colorado, as the *ex officio* Board of Directors (the "Board") of the Commerce City E470 Commercial Area General Improvement District (the "District") for inclusion of the Property into the District, pursuant to § 31-25-618, C.R.S. The undersigned further request(s) that the Board hold a hearing in accordance with the requirements of § 31-25-618, C.R.S., at which all objections to this petition may be presented.

In support of this petition, the undersigned state(s) as follows:

1. The undersigned is/are the sole fee title owner(s) of the Property (see Exhibit C).
2. This petition is accompanied by a deposit of moneys to pay the costs of the inclusion proceedings.

WHEREFORE, the undersigned request the Board to take all steps and procedures required by law for the inclusion of the Property into the District, including the publication of notice of the filing of this petition, and to adopt an ordinance including the Property into the District.

DIA Tech Center, LLC

By: C.H. Thompson Company, LLC

Its: Manager



Signature

By: Chris Thompson
Manager

[Name of Fee Title Owner]

Signature

By: _____
Printed Name & Title

[Name of Fee Title Owner]

Signature

By: _____
Printed Name & Title

[Name of Fee Title Owner]

Signature

By: _____
Printed Name & Title

STATE OF COLORADO)
) ss
COUNTY OF ADAMS)

I, CHRIS THOMPSON, being first duly sworn on oath, verify that the facts set forth in this petition are true to the best of my knowledge, information and belief.

Subscribed and sworn to before me this 2 day of MAY, 2016

My commission expires: FEB. 16 2020

E Abbott
Notary Public

(SEAL)

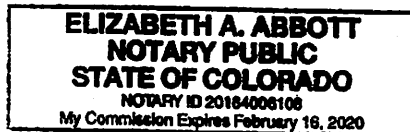


EXHIBIT A

Attach legal description for real property to be included within the limits of the
Commerce City _____ General Improvement District

EXHIBIT B

Attach site map for real property to be included within the limits of the City of
Commerce City _____ General Improvement District

EXHIBIT III

Attach evidence of fee title ownership

EXHIBIT A

THE SOUTH 1/3 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., ACCORDING TO THE SURVEY OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 28, RECORDED SEPTEMBER 21, 1962 IN BOOK 1015 AT PAGE 313, WHEREIN SAID TRACT OF LAND IS DENOMINATED AS PARCEL NO. 3;

AND

THE SOUTH 1/2 OF THE NORTH 2/3 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., ACCORDING TO THE SURVEY OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 28, RECORDED SEPTEMBER 21, 1962 IN BOOK 1015 AT PAGE 313, WHEREIN SAID TRACT OF LAND IS DENOMINATED AS PARCEL NO. 2;

EXCEPT ANY PORTIONS THEREOF LYING WITHIN BUCKLEY ROAD,

COUNTY OF ADAMS, STATE OF COLORADO



Special Warranty Deed
(Pursuant to 38-30-115 C.R.S.)

State Documentary Fee
Date: <u>4.13.16</u>
\$70.00 <u>70.00</u>

THIS DEED, made on April 13, 2016 by MARY A. MILLS AS TO AN UNDIVIDED 50% INTEREST AND JEFFREY LEE VARNELL, JULIA VARNELL SARJEANT, JOEL NICHOLAS VARNELL AND JON MILLS VARNELL AS TO AN UNDIVIDED 50% INTEREST, Grantor(s), of the State of COLORADO, for the consideration of (\$700,000.00) *** Seven Hundred Thousand and 00/100 *** dollars in hand paid, hereby sells and conveys to DIA TECH CENTER, LLC, A COLORADO LIMITED LIABILITY COMPANY Grantee(s), whose street address is 5753 SHASTA CIRCLE LITTLETON, CO 80123, County of JEFFERSON, and State of COLORADO, the following real property in the County of Adams, and State of Colorado, to wit:

SEE ATTACHED "EXHIBIT A"

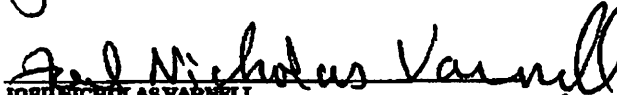
also known by street and number as: VACANT LAND - COMMERCE CITY COMMERCE CITY

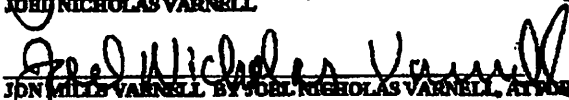
with all its appurtenances and warrants the title against all persons claiming under the Grantor(s) except GENERAL TAXES AND ASSESSMENTS FOR THE YEAR 2016 AND SUBSEQUENT YEARS AND SUBJECT TO THOSE ITEMS AS SET FORTH ON EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN.


MARY A. MILLS BY JOEL NICHOLAS VARNELL, ATTORNEY IN FACT


JEFFREY LEE VARNELL BY JOEL NICHOLAS VARNELL, ATTORNEY IN FACT


JULIA VARNELL SARJEANT BY JOEL NICHOLAS VARNELL, ATTORNEY IN FACT


JOEL NICHOLAS VARNELL

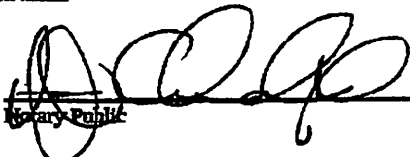

JON MILLS VARNELL BY JOEL NICHOLAS VARNELL, ATTORNEY IN FACT



State of CO)
County of Denver) ss.

The foregoing instrument was acknowledged before me on this day of 4-13-16
by JOEL NICHOLAS VARNELL, INDIVIDUALLY AND AS ATTORNEY IN FACT FOR MARY A. MILLS, JEFFREY LEE
VARNELL, JULIA VARNELL SARJEANT AND JON MILLS VARNELL

Witness my hand and official seal. 5-11-17
My commission expires


Notary Public

KATHERINE C. TALCOTT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19974007236
MY COMMISSION EXPIRES 05/11/2017

When Recorded Return to: DIA TECH CENTER, LLC, A COLORADO LIMITED LIABILITY COMPANY
5753 SHASTA CIRCLE LITTLETON, CO 80123

EXHIBIT A

THE SOUTH 1/3 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., ACCORDING TO THE SURVEY OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 28, RECORDED SEPTEMBER 21, 1962 IN BOOK 1015 AT PAGE 313, WHEREIN SAID TRACT OF LAND IS DENOMINATED AS PARCEL NO. 3;

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EXCEPT ANY PORTIONS THEREOF LYING WITHIN BUCKLEY ROAD,

COUNTY OF ADAMS, STATE OF COLORADO

EXHIBIT B

Property Address: **VACANT LAND - COMMERCE CITY COMMERCE CITY**

RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 11, 1903 IN BOOK 23 AT PAGE 328.

EASEMENT GRANTED TO COLORADO-WYOMING GAS COMPANY, FOR PIPE LINES, AND INCIDENTAL PURPOSES, BY INSTRUMENTS RECORDED FEBRUARY 20, 1950 IN BOOK 339 AT PAGES 447, 449 AND 451.

EASEMENT GRANTED TO COLORADO INTERSTATE GAS COMPANY, FOR PIPELINES, AND INCIDENTAL PURPOSES, BY INSTRUMENTS RECORDED JULY 13, 1955 IN BOOK 558 AT PAGE 305 AND AUGUST 4, 1955 IN BOOK 562 AT PAGE 120.

MILLS PROPERTY SURVEY RECORDED SEPTEMBER 21, 1962 IN BOOK 1015 AT PAGE 313.

NOTICE OF GENERAL DESCRIPTION OF AREA SERVED BY PANHANDLE EASTERN PIPE LINE COMPANY CONCERNING UNDERGROUND FACILITIES RECORDED JUNE 25, 1986 IN BOOK 3162 AT PAGE 961.

TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ANNEXATION ORDINANCE NO. AN-102-89 RECORDED OCTOBER 13, 1989 IN BOOK 3611 AT PAGE 825.

ANNEXATION MAP RECORDED OCTOBER 13, 1989 UNDER RECEPTION NO. B908589.

RIGHT OF WAY EASEMENT AS GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY INSTRUMENT RECORDED JANUARY 07, 1991 IN BOOK 3741 AT PAGE 184.

EASEMENTS AND RIGHTS OF WAY INCIDENT THERETO GRANTED TO SINCLAIR PIPELINE, LLC, AS SET FORTH IN INSTRUMENTS RECORDED SEPTEMBER 25, 1993 IN BOOK 5477, AT PAGES 278, 281, 284, 287 AND 290.

NOTWITHSTANDING THE INSURING CLAUSES OF THE POLICY, THE COMPANY DOES NOT INSURE AGAINST LOSS OR DAMAGE BY REASON OF A LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND.

DIA TECH CENTER

PUD ZONE DOCUMENT - AMENDMENT NO. 1

A PART OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 6

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN 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:

COMMENCING AT SOUTHEAST CORNER OF SECTION 28 AND CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28 TO BEAR NORTH 00°28'01" WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, THENCE NORTH 00°28'01" WEST, ALONG SAID EAST LINE, A DISTANCE OF 812.37 FEET;

THENCE SOUTH 89°31'59" WEST, A DISTANCE OF 65.00 FEET TO A POINT ON THE NORTHERLY LINE OF DENVER INTERNATIONAL AIR PARK SUBDIVISION FILING NO. 1, RECORDED UNDER RECEPTION NO. C0291825 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER SAID POINT ALSO THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY AND WESTERLY LINES OF SAID SUBDIVISION THE FOLLOWING SEVEN (7) COURSES:

1. SOUTH 89°43'02" WEST, A DISTANCE OF 705.58 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12°08'35", A RADIUS OF 2340.00 FEET AND AN ARC LENGTH OF 495.93 FEET;
3. NORTH 78°08'23" WEST, A DISTANCE OF 517.26 FEET TO A POINT OF CURVATURE;
4. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12°08'05", A RADIUS OF 1950.00 FEET AND AN ARC LENGTH OF 412.99 FEET;
5. SOUTH 89°42'54" WEST, A DISTANCE OF 1680.60 FEET TO A POINT ON A CURVE;
6. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 07°29'52", A RADIUS OF 1750.00 FEET, AN ARC LENGTH OF 229.00 FEET, THE A CHORD OF WHICH BEARS SOUTH 85°57'45" WEST;
7. SOUTH 00°17'25" EAST, A DISTANCE OF 1002.05 FEET TO A POINT ON THE SOUTH LINE OF THE THE SOUTHWEST QUARTER OF SAID SECTION 28;

THENCE SOUTH 89°42'41" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1180.21 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF BUCKLEY ROAD; THENCE NORTH 00°31'17" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1325.12 FEET TO A POINT ON THE NORTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28; THENCE SOUTH 89°37'16" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28; THENCE NORTH 00°30'37" WEST, ALONG THE WEST OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28 A DISTANCE OF 683.55 FEET TO THE NORTHWEST CORNER OF THE SOUTH TWO THIRDS OF SAID NORTH HALF; THENCE NORTH 89°34'20" EAST, ALONG THE NORTH LINE OF SAID SOUTH TWO-THIRDS, A DISTANCE OF 2650.55 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28; THENCE NORTH 00°30'23" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 443.14 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE NORTH 00°30'22" WEST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1710.91 FEET TO A SOUTHERLY LINE OF SECOND CREEK FARM FILING NO. 1 RECORDED AT INSTRUMENT NO. 20050630001070140 OF THE ADAMS COUNTY CLERK AND RECORDER;

THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 55°25'18" EAST, A DISTANCE OF 813.02 FEET;
2. SOUTH 77°25'18" EAST, A DISTANCE OF 725.00 FEET;
3. SOUTH 34°25'18" EAST, A DISTANCE OF 850.00 FEET;
4. SOUTH 14°25'18" EAST, A DISTANCE OF 800.00 FEET;
5. SOUTH 84°25'18" EAST, A DISTANCE OF 635.20 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF TOWER ROAD;

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE

(3) COURSES:

1. SOUTH 00°28'01" EAST, A DISTANCE OF 602.47 FEET;
2. SOUTH 89°22'50" WEST, A DISTANCE OF 35.00 FEET;
3. SOUTH 00°28'01" EAST, A DISTANCE OF 978.45 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 251.388 ACRES, MORE OR LESS;

PLANNER:

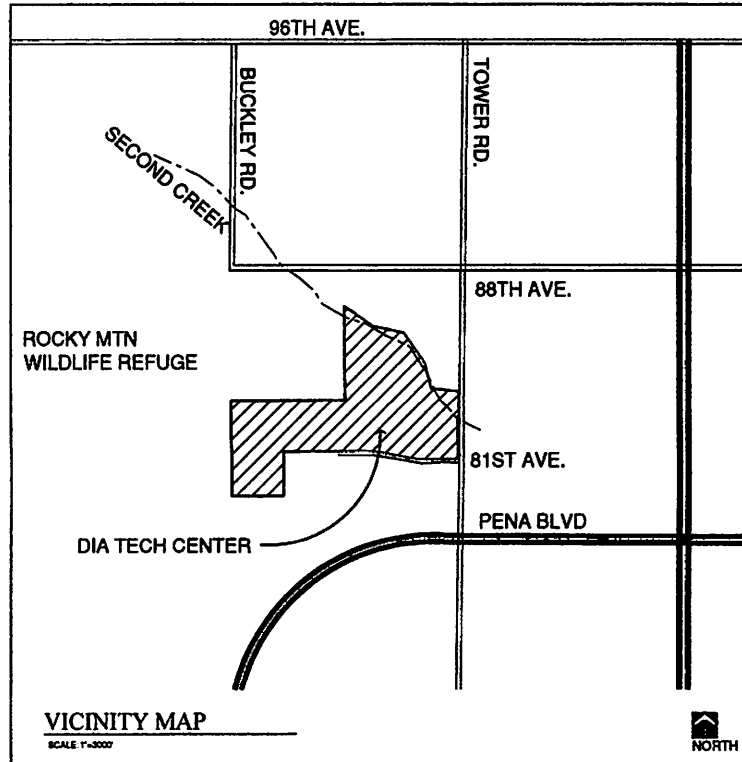
VOGEL & ASSOCIATES
Contact: Jeff Vogel
475 W. 126 Avenue - Suite E
Denver, Colorado 80204-3623
(303) 892-4228

DEVELOPER:

DIATC, LLC
Management: C. H. Thompson Company, LLC.
Contact: Chris Thompson
3733 Shasta Circle, Littleton, CO 80123
303-253-2583

ENGINEER:

CORE CONSULTANTS, INC.
Contact: Scott Puma
1950 West Littleton Blvd., Suite 109
Littleton, Colorado 80120
303-709-4630



APPROVAL CERTIFICATE

APPROVED BY THE CITY OF COMMERCE CITY PLANNING COMMISSION
THIS _____ DAY OF _____, 2016.

CHAIRPERSON _____

APPROVED BY THE CITY OF COMMERCE CITY, CITY COUNCIL
THIS _____ DAY OF _____, 2016.

ATTEST: _____ CITY CLERK _____ MAYOR

ADAMS COUNTY CLERK AND RECORDER CERTIFICATE:

THIS PUD ZONE DOCUMENT WAS FILED FOR RECORD IN THE OFFICE OF
ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO
AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 2016.

COUNTY CLERK AND RECORDER _____

OWNERS CERTIFICATE:

DIATC, LLC, BEING THE OWNER OF THE PROPERTY
LOCATED IN THE CITY OF COMMERCE CITY, COUNTY OF ADAMS,
STATE OF COLORADO, DOES HEREBY SUBMIT THIS PLANNED UNIT
DEVELOPMENT AND AGREE TO PERFORM UNDER THE TERMS NOTED
HEREON.

BY: _____
CHRIS THOMPSON, MANAGER

ACKNOWLEDGMENT:

STATE OF COLORADO }
COUNTY OF _____ } SS
CITY OF _____ }

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS
_____ DAY OF _____, 2016, BY CHRIS THOMPSON, AS MANAGER
OF DIATC, LLC.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

SHEET INDEX

SHEET NO. SHEET DESCRIPTION

1	COVER SHEET
2	PROJECT & DESIGN INTENT
3	EXISTING CONDITIONS
4	LAND USE PLAN
5	LAND USE SCHEDULE
6	DEVELOPMENT STANDARDS

AUGUST 9, 2011
REVISED:
SEPTEMBER 16, 2011
OCTOBER 24, 2011
DECEMBER 2, 2011
NOVEMBER 5, 2015
FEBRUARY 24, 2016

RECEPTION NO. _____

DIA TECH CENTER

PUD ZONE DOCUMENT - AMENDMENT NO. 1

A PART OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 6

PROJECT & DESIGN INTENT

PROJECT INTENT

DIA TECH CENTER IS MASTER PLANNED AS A 251 ACRE COMMERCIAL MIXED USE PROJECT THAT WILL SERVE AS A REGIONAL AND COMMUNITY EMPLOYMENT CENTER. THE STRATEGIC LOCATION OF THE DIA TECH CENTER PROPERTY TO DENVER INTERNATIONAL AIRPORT, PENNA BOULEVARD AND TOWER ROAD PROVIDES A UNIQUE OPPORTUNITY TO CREATE AN EMPLOYMENT CENTER THAT CAN ACCOMMODATE A VARIETY OF AIRPORT RELATED LAND USES INCLUDING RETAIL, HOSPITALITY, LIGHT INDUSTRIAL, "JUST-IN-TIME" MANUFACTURING, OFFICE, TRANSPORTATION/PARKING FACILITIES, DISTRIBUTION AND CORPORATE CAMPUS. PROVIDING AN APPROPRIATE MIX OF AIRPORT RELATED LAND USES WILL ENSURE THAT DIA TECH CENTER MAINTAINS THE FLEXIBILITY AND VIABILITY TO ACCOMMODATE A VARIETY OF RETAIL USERS AND EMPLOYMENT GENERATORS OVER TIME.

DIA TECH CENTER INCLUDES A MASTER FRAMEWORK PLAN IN WHICH PLANNING AREAS HAVE BEEN LOCATED AND CONFIGURED UTILIZING LOCATIONAL CRITERIA ASSOCIATED WITH EACH RESPECTIVE LAND USE. IN ADDITION TO THE LOCATIONAL CRITERIA, THE MASTER FRAMEWORK PLAN HAS BEEN CONFIGURED TO PRESERVE AND MAINTAIN THE NATURAL INTEGRITY OF THE SECOND CREEK CORRIDOR THAT MEANDERS THROUGH THE PROPERTY. PRESERVING AND ENHANCING THE SECOND CREEK CORRIDOR PROVIDES A VISUAL AND FUNCTIONAL AMENITY THAT WILL REINFORCE COMMUNITY AND REGIONAL CONNECTIVITY.

DIA TECH CENTER IS COMPRISED OF ELEVEN PLANNING AREAS THAT ARE CONFIGURED ALONG A COMPREHENSIVE OPEN SPACE AND TRANSPORTATION SYSTEM. THESE ELEVEN PLANNING AREAS ARE DIVIDED AND LOCATED IN TWO PRIMARY LAND USE CATEGORIES THAT INCLUDE THE DIA TECHNOLOGY AND COMMERCIAL LAND USE CLASSIFICATION.

PLANNING AREAS 1-5 AND 10,11 ARE LOCATED IN THE DIA TECHNOLOGY CLASSIFICATION WHICH MAY INCLUDE A VARIETY OF OFFICE, OFFICE/FLEX, LIGHT INDUSTRIAL AND GREEN INDUSTRY USERS. PLANNING AREAS 1, 4, 5, 10 AND 11 ARE LOCATED AND CONFIGURED AS LARGE PARCELS THAT CAN ACCOMMODATE A VARIETY OF LARGE DIA RELATED LAND USES SUCH AS CORPORATE CAMPUS, RESEARCH AND DEVELOPMENT, LIGHT INDUSTRIAL MANUFACTURING, WAREHOUSE AND DISTRIBUTION. LOCATED ALONG 81ST AVENUE AND EAST OF PLANNING AREA 1, PLANNING AREA 2 IS LOCATED AND CONFIGURED TO ACCOMMODATE SMALL TO MEDIUM SIZED OFFICE/FLEX AND LIGHT INDUSTRIAL LAND USES. PLANNING AREA 3 IS LOCATED TO INCLUDE A VARIETY OF DIA RELATED LAND USES INCLUDING OFFICE/FLEX, DISTRIBUTION AND AIRPORT PARKING.

PLANNING AREAS 7-9 ARE LOCATED IN THE COMMERCIAL CLASSIFICATION WHICH MAY INCLUDE RETAIL, RESTAURANT, HOSPITALITY AND COMMERCIAL/OFFICE LAND USES. CONFIGURED AROUND THE SECOND CREEK TRIBUTARY AND LOCATED ALONG 81ST AVENUE AND TOWER ROAD, PLANNING AREAS 7-9 ARE LOCATED TO MAXIMIZE THE VISIBILITY AND CONVENIENT ACCESS ASSOCIATED WITH TOWER ROAD AND 81ST AVENUE. LAND USES LOCATED IN THESE PLANNING AREAS WILL HAVE DIRECT ACCESS TO THE SECOND CREEK TRIBUTARY.

PLANNING AREA 6 IS LOCATED ADJACENT TO THE SECOND CREEK TRIBUTARY OPEN SPACE AND TRAIL CORRIDOR. THIS PLANNING AREA IS DESIGNED TO SERVE AS A BUFFER BETWEEN PLANNING AREA 3 AND THE SECOND CREEK TRIBUTARY OPEN SPACE AND TRAIL CORRIDOR. DRAINAGE FACILITIES SUCH AS DETENTION POND MAY BE LOCATED IN THIS PLANNING AREA.

PLANNING PRINCIPLES AND DESIGN INTENT

DIA TECH CENTER IS PLANNED AS A MULTI-USE COMMERCIAL AND EMPLOYMENT CENTER OF COMPLEMENTARY LAND USES THAT WILL BE IMPLEMENTED AND MAINTAINED UTILIZING INTEGRATED PLANNING PRINCIPLES. THESE INTEGRATED PLANNING PRINCIPLES WILL ENSURE THAT ALL PROJECT ELEMENTS ARE HARMONIOUS WITH THE NATURAL ENVIRONMENT OF THE SITE, COMPATIBLE WITH EACH OTHER AND RESPONSIVE TO THE DIA TECH CENTER PROJECT INTENT.

INTEGRATED PLANNING AND DESIGN PRINCIPLES INCLUDE THE FOLLOWING:

CONNECTIVITY

- MULTI-USE COMMERCIAL AND EMPLOYMENT CENTERS
- PEDESTRIAN-ORIENTED STREETSCAPES
- PRESERVE AND ENHANCE NATURAL SYSTEMS
- ENVIRONMENTAL STEWARDSHIP

MULTI-USE COMMERCIAL AND EMPLOYMENT CENTERS

- CREATE A MULTI-USE COMMERCIAL CENTER ALONG TOWER ROAD THAT CAN ACCOMMODATE A VARIETY OF RETAIL, RESTAURANT, OFFICE, HOSPITALITY AND AIRPORT RELATED LAND USES AND SERVICES.
- CREATE A MULTI-USE EMPLOYMENT CENTER THAT CAN ACCOMMODATE DIA TECHNOLOGY LAND USES. THESE LAND USES MAY INCLUDE RESEARCH AND DEVELOPMENT, LIGHT INDUSTRIAL, OFFICE/FLEX AND "JUST IN TIME" MANUFACTURING, DISTRIBUTION AND AIRPORT RELATED USES.

CONNECTIVITY

- ESTABLISH SAFE AND CONVENIENT PEDESTRIAN AND AUTOMOBILE CONNECTIONS WITHIN DIA TECH CENTER AND ADJACENT PROPERTIES.
- ESTABLISH SAFE AND COMFORTABLE PEDESTRIAN CONNECTIONS TO THE SECOND CREEK GREENWAY AND TRIBUTARY.
- CREATE WALKABLE COMMERCIAL AND EMPLOYMENT CENTERS.
- REINFORCE PEDESTRIAN CONNECTIONS BETWEEN DEVELOPMENT PARCELS.

PRESERVE AND ENHANCE NATURAL SYSTEMS

- PRESERVE THE SECOND CREEK CORRIDOR AND TRIBUTARY.
- PROVIDE PEDESTRIAN CONNECTIONS FROM ADJACENT PLANNING AREAS TO THE SECOND CREEK CORRIDOR.
- UTILIZE ARCHITECTURE AND LANDSCAPE TO REINFORCE EDGES AND SPACES.

PEDESTRIAN-ORIENTED STREETSCAPES

- CREATE STREETSCAPES FOR DIA TECH CENTER THAT WILL PROVIDE A SAFE AND CONVENIENT CORRIDORS FOR MOTORISTS AND PEDESTRIANS.
- UTILIZE SITE PLANNING, ARCHITECTURE AND LANDSCAPE ELEMENTS TO CREATE VISUALLY INTERESTING AND HUMAN-SCALE STREETSCAPES.
- CREATE A HIERARCHY OF STREETSCAPES THAT WILL REINFORCE THE PEDESTRIAN CONNECTIVITY ALONG THE DIFFERENT STREET CLASSIFICATIONS IN DIA TECH CENTER.

ENVIRONMENTAL STEWARDSHIP

- CREATE A MULTI-USE COMMUNITY THAT WILL ENCOURAGE PEDESTRIAN ACTIVITY AND THE USE OF MULTI-MODAL TRANSPORTATION.
- UTILIZE DURABLE AND QUALITY CONSTRUCTION MATERIALS FOR BUILDINGS AND LANDSCAPES.
- IMPLEMENTATION OF AN INTEGRATED APPROACH TO LANDSCAPE DESIGN AND WATER CONSERVATION.
- ENCOURAGE THE DESIGN AND CONSTRUCTION OF ENERGY EFFICIENT BUILDINGS.

THE DEVELOPER SHALL PREPARE DESIGN STANDARDS AND GUIDELINES TO ENSURE THE PRINCIPLES AND THE DESIGN INTENT FOR EACH RESPECTIVE ELEMENT IS IMPLEMENTED IN A HARMONIOUS AND UNIFIED MANNER. THESE DESIGN STANDARDS AND GUIDELINES WILL ADDRESS EACH ELEMENT RELATED TO SITE PLANNING, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SIGNAGE AND LIGHTING ELEMENTS. DESIGN STANDARDS AND GUIDELINES WILL ALSO BE PREPARED FOR THE AIRPORT PARKING LAND USE RESULTING IN PLANNING AREA THREE. THE DEVELOPER-FORMULATED DESIGN STANDARDS MUST RECEIVE APPROVAL BY THE DIRECTOR OF COMMUNITY DEVELOPMENT FOR IMPLEMENTATION.

DESIGN INTENT STATEMENTS ARE PREPARED FOR DIA TECH CENTER TO ENSURE THAT THE INTEGRATED PLANNING PRINCIPLES OUTLINED ABOVE ARE ACHIEVED WITHIN EACH DESIGN ELEMENT. SITE PLANNING, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SIGNAGE AND LIGHTING DESIGN INTENT STATEMENTS ARE PREPARED TO REINFORCE A UNIFORM AND HARMONIOUS CHARACTER FOR DIA TECH CENTER. THE FOLLOWING IS AN OUTLINE OF THE DESIGN INTENT ASSOCIATED WITH EACH ELEMENT.

SITE PLANNING

INTENT:

PROVIDE SAFE AND CONVENIENT AUTOMOBILE AND PEDESTRIAN CIRCULATION WITH QUALITY SITE PLANNING OF BUILDINGS, PARKING FACILITIES AND PEDESTRIAN WALKS AND PLAZAS.

TO TREAT TOWER ROAD AS DEVELOPMENT FRONTAGE.

TO DISCOURAGE ANY DEVELOPMENT FROM ORIENTING SERVICE AREAS TOWARD TOWER ROAD AND 81ST AVENUE.

TO DEVELOP COMPREHENSIVE, MULTI-SITE PARKING STRATEGIES THAT MINIMIZE REDUNDANT ACCESS AND THAT MAXIMIZE OPEN SPACE AND LANDSCAPING.

TO LOCATE AND ORIENT SITE IMPROVEMENTS AND BUILDINGS AS REQUIRED TO PRESERVE THE NATURAL INTEGRITY OF THE SECOND CREEK CORRIDOR AND ROCKY MOUNTAIN WOLDFE REFUGE LOCATED ON THE WEST OF PLANNING AREA ONE.

OPEN AREAS, PEDESTRIAN AND BICYCLE CIRCULATION

INTENT:

TO PROVIDE A SAFE, CONVENIENT AND AN INTERCONNECTED ENVIRONMENT FOR PEDESTRIANS.

TO MINIMIZE CONFLICTS BETWEEN AUTOMOBILES, BICYCLISTS AND PEDESTRIANS.

TO PROVIDE PEDESTRIAN CONNECTIONS TO COMMUNITY OPEN AREAS INCLUDING THE SECOND CREEK CORRIDOR AND TRIBUTARY.

LANDSCAPING

INTENT:

TO MITIGATE THE VISUAL IMPACT OF LARGE BUILDING AND EXPANSIVE PARKING LOTS.

TO ESTABLISH LANDSCAPE DESIGN GUIDELINES FOR THE AIRPORT PARKING FACILITY AS REQUIRED TO ESTABLISH A CONSISTENT AND HARMONIOUS EDGE.

TO REINFORCE AND ENHANCE A UNIFIED AND HARMONIOUS CHARACTER.

TO PROVIDE TRANSITIONS BETWEEN DEVELOPED AREAS AND THE SECOND CREEK CORRIDOR.

TO INTEGRATE AND UTILIZE LANDSCAPE DESIGN TO REINFORCE SITE DESIGN SUCH AS ENHANCING ARRIVAL, PEDESTRIAN CIRCULATION AND BUILDING PLACEMENT.

TO REINFORCE THE PROJECT CHARACTER WITH COORDINATED LANDSCAPE ALONG PUBLIC STREETS.

TO PROVIDE SAFE AND CONVENIENT PEDESTRIAN STREETSCAPE ENVIRONMENTS.

ARCHITECTURE

INTENT:

TO ENCOURAGE RICHNESS AND DIVERSITY IN BUILDING ARCHITECTURE THAT IS WELL ARTICULATED TO PROVIDE HUMAN SCALE, INTEREST AND ORIENTATION AS WELL AS REINFORCE THE SPATIAL DEFINITIONS TO PUBLIC SPACES, INCLUDING STREETS.

TO ENCOURAGE VARIED BUILDING FORM AND PROFILE WITHIN LARGE STRUCTURES AND BUILDING GROUPS.

TO PROVIDE HUMAN SCALE AND VISIBLE ORIENTATION TO ENTRIES.

TO MINIMIZE NEGATIVE VISUAL IMPACTS OF SERVICE AREAS ON ADJOINING STREETS, PUBLIC SPACES AND ADJACENT PROPERTY.

TO ESTABLISH COMPLEMENTARY LEVELS OF MATERIAL QUALITY AND DETAIL.

TO ESTABLISH LEVELS OF MATERIAL, DETAIL AND QUALITY THAT WILL BE COMPATIBLE AND EMPHASIZE PROJECT CHARACTER.

TO PROVIDE DURABILITY, PERMANENCY, AND QUALITY THROUGHOUT DIA TECH CENTER.

SIGNAGE AND LIGHTING

INTENT:

TO DEVELOP AND ESTABLISH A COMPREHENSIVE SIGNAGE AND MONUMENTATION PROGRAM THAT REQUIRES COORDINATING THE DESIGN AND PLACEMENT OF SIGNAGE WITH SITE AND PROJECT DESIGN GOALS.

TO ENCOURAGE COORDINATED SIGN PROGRAMS GOVERNING MULTIPLE BUILDINGS AND DEVELOPMENT SITES.

TO PROVIDE LIGHTING THAT PROVIDES SAFETY AND A CONSISTENT APPEARANCE.

TO LIGHT AREAS CONSISTENTLY THAT IS ATTRACTIVE AND UNOBTRUSIVE. MINIMIZE OFF-SITE LIGHT IMPACTS.

TO ACCENTUATE DESIGN FEATURES OF THE SITE AND ARCHITECTURE.

PLANNER:

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DEVELOPER:

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3793 Shasta Circle, Littleton, CO 80123
303-233-2683

ENGINEER:

CORE CONSULTANTS, INC.
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AUGUST 9, 2011

REVISED:

SEPTEMBER 16, 2011

OCTOBER 24, 2011

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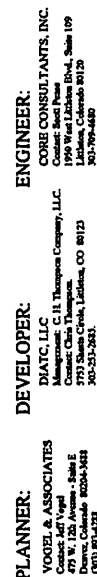
NOVEMBER 5, 2015

FEBRUARY 24, 2016

UPUD ZONE DOCUMENT - AMENDMENT NO. 1

PUD ZONE DOCUMENT - AMENDMENT NO. 1
A PART OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 6
EXISTING CONDITIONS



DEVELOPER:

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AUGUST 9, 2011
REVISED:
SEPTEMBER 16, 2011
OCTOBER 24, 2011
DECEMBER 2, 2011
NOVEMBER 5, 2015
FEBRUARY 24, 2016

**To Pena Blvd & Denver
International Airport**



Scale in Feet



0091

DIA TECH CENTER

PUD ZONE DOCUMENT - AMENDMENT NO. 1

A PART OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 4 OF 6
LAND USE PLAN

DIA TECH CENTER LAND USE TABLE


Planning Area #	Land Use	Approximate Acres	Minimum FAR*	Minimum Square Feet
PA-1	DIA TECHNOLOGY	34.3	0.2	296,622
PA-2	DIA TECHNOLOGY	9.8	0.2	85,378
PA-3	DIA TECHNOLOGY / AIRPORT PARKING	25.0	0.0	0
PA-4	DIA TECHNOLOGY	35.3	0.2	307,534
PA-5	DIA TECHNOLOGY	34.8	0.2	303,178
PA-6	LANDSCAPE BUFFER / DETENTION	2.4	N/A	N/A
PA-7	COMMERCIAL	2.0	0.15	13,088
PA-8	COMMERCIAL	3.2	0.15	20,909
PA-9	COMMERCIAL	13.3	0.15	86,902
PA-10	DIA TECHNOLOGY	23.4	0.2	203,661
PA-11	DIA TECHNOLOGY	27.9	0.2	243,065
Subtotal		211.4		1,562,715
Open Space		9.9		
Floodplain		18.0		
Right-of-Way		12.0		
Total		251.3		1,582,715

* The minimum FAR outlined in the table above for each planning area shall be calculated using the cumulative building square footage for all lots located within each planning area. Lots greater than 10 acres may have a minimum FAR of (0.10) for all planning areas which may reduce the cumulative minimum FAR for the planning area specified in the land use table above.

DIA TECH CENTER LAND USE

LAND USE	Approximate Acres	% of Total
DIA TECHNOLOGY	185.3	73.9%
DIA TECHNOLOGY / AIRPORT PARKING	25.0	9.9%
COMMERCIAL	18.5	7.4%
LANDSCAPE BUFFER / DETENTION	2.4	0.9%
OPEN SPACE	9.9	3.9%
FLOODPLAIN	18.0	7.2%
RIGHT-OF-WAY	12.0	4.8%
Total	251.3	100.0%

LEGEND

 RIGHT OF WAY DEDICATION

 POTENTIAL ACCESS POINTS

NOTES:

1. SECOND CREEK FLOODPLAIN TO BE DEDICATED TO COMMERCE CITY AT TIME OF FIRST PLAT.
2. SECOND CREEK TRIBUTARY TRAIL CORRIDOR/OPEN SPACE, AS DEPICTED IN THE PUD ZONE DOCUMENT, SHALL BE DEDICATED TO THE CITY OF COMMERCE CITY AT SUCH TIME AS THE CITY REQUESTS THE DEDICATION FOR TRAIL CONSTRUCTION.

PLANNER:

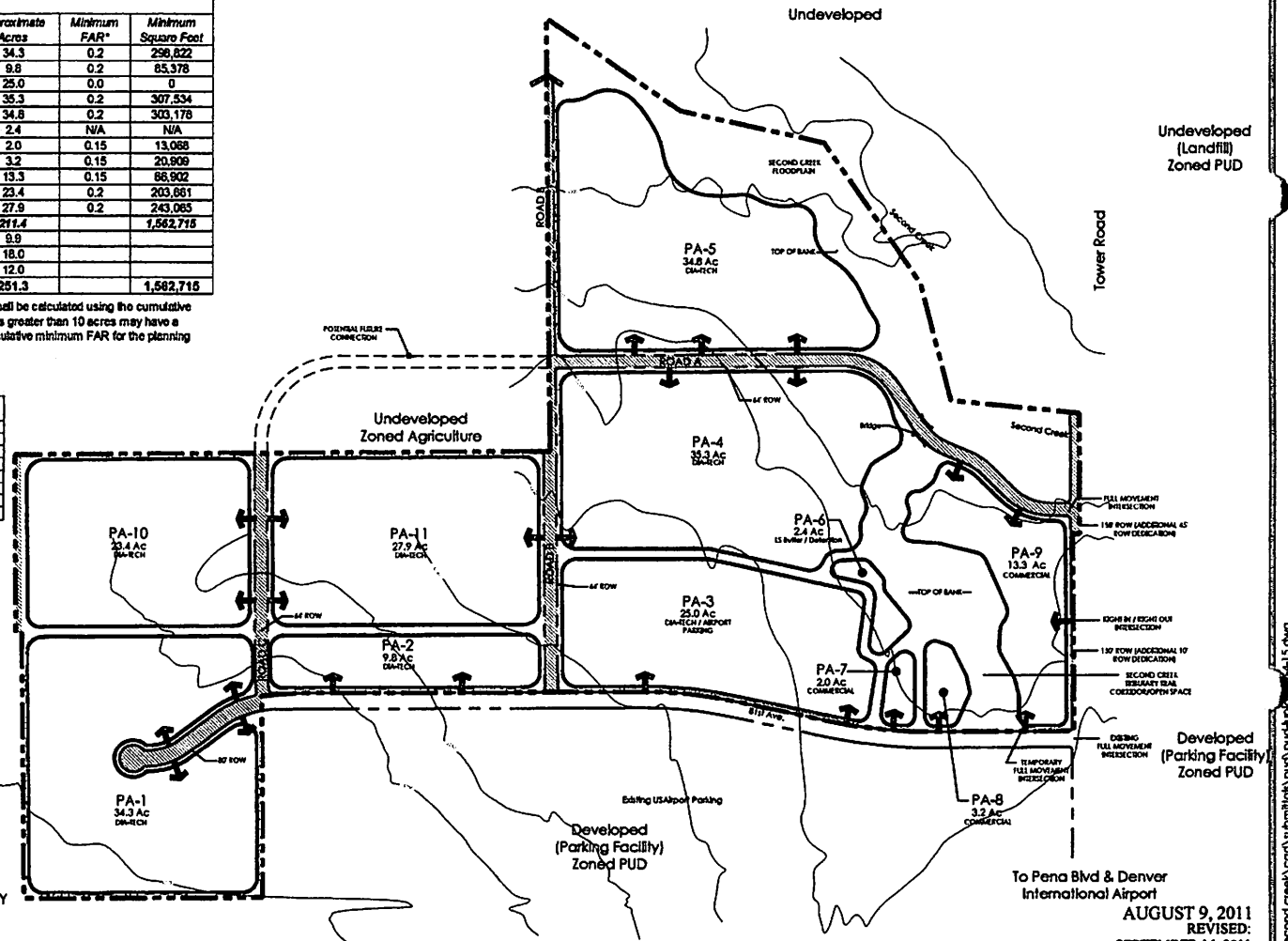
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Scale in Feet



AUGUST 9, 2011
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NOVEMBER 5, 2015
FEBRUARY 24, 2016

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DIA TECH CENTER

PUD ZONE DOCUMENT - AMENDMENT NO. 1

A PART OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 5 OF 6

LAND USE SCHEDULE

LAND USE CLASSIFICATION	SPECIFIC USE TYPE	COMMERCIAL	DIA TECH	DIA TECH / PARKING	INDUSTRIAL USES	COMMERCIAL	DIA TECH	DIA TECH / PARKING	PUBLIC, INSTITUTIONAL & CIVIC USES	COMMERCIAL	DIA TECH	DIA TECH / PARKING
AGRICULTURAL USES												
Horticulture & Nurseries	Overhead greenhouse production (to be in outdoor storage)	X			Contractor Operations	Building, developing, general contracting	X		Ambulance Service	Garage and office for ambulance service	X	
	Greenhouse nursery production	X	X	X		Contractor's shop and storage yard	X			Arms and Legions		
COMMERCIAL USES					Manufacturing, Food & Beverage	Apex of trade contractors	X		Community Services	Arms and Legions	X	
Animal Services	Animal boarding (indoor) and training					Balance, paint and finish manufacturing	X			Arms and Legions	X	
	Organic day care centers					Beverage manufacturing	X		Day Care Facilities, Adult or Child	Arms and Legions	X	
Building Materials & Services (Retail)	Veterinary offices or clinics					Dairy product manufacturing	X			Arms and Legions	X	
	All other animal uses (including electrical, timber & building equipment to be in outdoor storage)				Manufacturing, Machinery	Food and vegetable processing, and specialty food manufacturing	X		Fire	Arms and Legions	X	
Lodging and Dining Establishments	Landscape equipment, hardware materials (to be in outdoor storage)	X				Food products, packing & processing (no slaughtering)	X			Arms and Legions	X	
	Bar, tavern					Airspace product and parts manufacturing	X		Hospitals	Arms and Legions	X	
Professional Institutions	Catering services					Commercial and service industry machinery manufacturing	X			Arms and Legions	X	
	Restaurant or in drive-through				Manufacturing, Textile	Computer and electronic product manufacturing	X		Office & Recreation	Arms and Legions	X	
Food and Beverage Sales	Restaurant without drive-through					Electronic equipment, appliance and component manufacturing	X			Arms and Legions	X	
	Bank or financial institution					Furniture and related product manufacturing	X		Religious Institutions	Arms and Legions	X	
	Convenience store/grocery store (<10,000 sq ft) in food drive-thru					HVAC and commercial refrigeration equipment manufacturing	X			Arms and Legions	X	
Horticulture	Convenience store/grocery store in food drive-thru				Manufacturing, Wood Product	Metal wiring equipment	X		Educational Facilities	Arms and Legions	X	
	Convenience store (<10,000 sq ft)					Motor vehicle and transportation manufacturing	X			Arms and Legions	X	
Office	Liquor store in food drive-thru					Auto or other vehicle and specialty transporter	X		Transportation Facilities	Arms and Legions	X	
	All other animal uses (e.g., distillery, retail bakery, specialty food market, coffee shop)					Boat and industrial control manufacturing	X			Arms and Legions	X	
Personal Services	Retail sales / Storage				Manufacturing, Video Industry	Ship and boat building/repair	X		Utilities	Arms and Legions	X	
	Business or professional services (including medical offices)					Appliance manufacturing	X			Arms and Legions	X	
Recreation & Amusement Facilities, Events	Center services					Auto and other vehicle and specialty transporter	X		Other Energy Conversion Systems (Hydroelectric)	Arms and Legions	X	
	Message therapy offices/clinics					Boat and industrial control manufacturing	X			Arms and Legions	X	
Retail Services (Not Including Vehicles)	Instructional services, studios				Manufacturing, Other	Culinary and food manufacturing	X		Other Energy Conversion Systems (Hydroelectric)	Arms and Legions	X	
	Large outdoor/recreational parking and performance centers					Machinery shops, farm products, straw, oil, and fuel manufacturing	X			Arms and Legions	X	
Telecommunications Facilities, Antennas, and Cell Towers	Amusement, theme, and other uses					Appliance manufacturing	X		Other Energy Conversion Systems (Hydroelectric)	Arms and Legions	X	
	Public clinic					Auto and other vehicle and specialty transporter	X			Arms and Legions	X	
Vehicle Equipment Sales and Services	Outdoor recreation				Manufacturing, Other	Boat and industrial control manufacturing	X		Other Energy Conversion Systems (Hydroelectric)	Arms and Legions	X	
	Automobile or major household appliance repair					Culinary and food manufacturing	X			Arms and Legions	X	
Visitor Accommodations	Major vehicle repair (including truck, trailer, heavy equipment, and farm machinery)					Machinery shops, farm products, straw, oil, and fuel manufacturing	X			Arms and Legions	X	
	Hotel or motel building establishments					Appliance manufacturing	X			Arms and Legions	X	

NOTES:

1. UNLESS SPECIFICALLY LISTED WITHIN THIS DIA TECH PUD ZONE DOCUMENT LAND USE SCHEDULE, A USE SHALL BE CONSIDERED EXCLUDED UNLESS OTHERWISE APPROVED BY CITY COUNCIL.

2. TEMPORARY AND SEASONAL OUTDOOR USES, SUCH AS FARMERS MARKETS, OUTDOOR NURSERY DISPLAYS, AND SIDEWALK SALES ARE ALLOWED AND MUST MEET THE CRITERIA AS OUTLINED WITHIN THE COMMERCE CITY LAND DEVELOPMENT CODE AS ADOPTED OR AMENDED.

3. LIMITED AGRICULTURAL USE OF LAND IS ALLOWED UNTIL SUCH TIME AS DEVELOPMENT OCCURS IN THE RESPECTIVE PLANNING AREA. AGRICULTURAL USES ALLOWED INCLUDE: CROP GROWING AND LIVE STOCK GRAZING LIMITED TO NO MORE THAN 50 HEAD OF CATTLE OR HORSES.

4. OUTDOOR STORAGE IN THE DIA TECH CENTER PLANNING AREAS SHALL BE LIMITED TO A MAXIMUM OF 10% OF THE BUILDING FOOTPRINT SQUARE FOOTAGE. ANY OUTDOOR STORAGE SHALL BE EXCLUDED FROM PLANNING AREA 1. OUTDOOR STORAGE MUST BE SCREENED FROM VIEW AND WILL BE REVIEWED AS PART OF A DEVELOPMENT PLAN SUBMITTAL.

LEGEND:
USES ALLOWED BY ZONE DISTRICT
R = ALLOWED BY RIGHT P = USE BY PERMIT C = CONDITIONAL USE A = ACCESSORY USE X = EXCLUDED

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DIA TECH CENTER

PUD ZONE DOCUMENT - AMENDMENT NO. 1

A PART OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 6 OF 6
DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS

PLANNING AREA	DIA TECHNOLOGY							COMMERCIAL			TOTAL
	PA-1	PA-2	PA-3	PA-4	PA-5	PA-10	PA-11	PA-6	PA-7	PA-8	
ACREAGE	34.3	9.8	25	35.3	34.8	23.4	27.9	2.4	2	3.2	211.4
LAND USE	DIA TECH	DIA TECH	DIA TECH / PARKING	DIA TECH	DIA TECH	DIA TECH	DIA TECH	LS BUFF / DET	COMMERCIAL	COMMERCIAL	COMMERCIAL
FLOOR AREA RATIO (Min)*	0.2	0.2	0	0.2	0.2	0.2	0.2	N/A	0.15	0.15	0.15
LOT AREA (Min)	1 Acre	1 Acre	1 Acre	1 Acre	1 Acre	1 Acre	1 Acre	N/A	1 Acre	1 Acre	1 Acre
LOT FRONTAGE (Min)	80'	80'	80'	80'	80'	80'	80'	N/A	70'	70'	70'
FRONT YARD SETBACK (Min)	20'	20'	20'	20'	20'	20'	20'	N/A	10'	10'	10'
FRONT YARD SETBACK (Max)	75'	75'	75'	75'	75'	75'	75'	N/A	75'	75'	75'
SIDE YARD SETBACK INTERIOR & CORNER (Max)	15'	15'	15'	15'	15'	15'	15'	N/A	10'	10'	10'
SIDE YARD SETBACK- INTERIOR LOT (Max)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SIDE YARD SETBACK - CORNER LOT (Max)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
REAR YARD SETBACK (Min)	20'	20'	0'	20'	20'	20'	20'	N/A	15'	15'	15'
BUILDING HEIGHT (Min)	15'	15'	15'	15'	15'	15'	15'	N/A	15'	15'	15'
BUILDING HEIGHT (Max)	100'	100'	100'	100'	100'	100'	100'	N/A	100'	100'	100'
OFF-STREET PARKING (Min)	CODE	CODE	CODE	CODE	CODE	CODE	CODE	N/A	CODE	CODE	CODE
LANDSCAPE (Min)	CODE	CODE	CODE	CODE	CODE	CODE	CODE	N/A	CODE	CODE	CODE
ACCESSORY USE STANDARDS	CODE	CODE	CODE	CODE	CODE	CODE	CODE	N/A	CODE	CODE	CODE

(Min) = Minimum (Max) = Maximum

* The minimum FAR outlined in the table above for each planning area shall be calculated using the cumulative building square footage for all lots located within each planning area. Lots greater than 10 acres may have a minimum FAR of (0.10) for all planning areas which may reduce the cumulative minimum FAR for the planning area specified in the land use table above.

DEVELOPMENT STANDARD NOTES:

1. PLANNING AREA ACREAGES AND BOUNDARIES ARE PRELIMINARY AND SUBJECT TO CHANGE WITH DETAILED PLANNING. PARCEL ACREAGES MAY CHANGE UP TO 15% WITHOUT A MAJOR AMENDMENT TO THIS PUD ZONE DOCUMENT. CHANGES WILL RESULT IN CORRESPONDING CHANGES IN THE PLANNING AREA YIELDS SHOWN ON THE LAND USE SCHEDULE FOR TOTAL ACRES, DENSITY AND TOTAL UNITS.
2. PHASING WILL OCCUR IN A LOGICAL AND COST EFFECTIVE MANNER BASED ON INFRASTRUCTURE EXTENSION AND MARKET CONDITIONS. THE PROJECT IS EXPECTED TO BE BUILT IN SEVERAL PHASES.
3. 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.
4. FOLLOWING THE INTENT OF THE PRAIRIEWAYS ACTION PLAN, LAND FOR A TRAIL ALONG SECOND CREEK, AND SECOND CREEK TRIBUTARY, WILL BE DEDICATED TO THE CITY FOR FUTURE CONSTRUCTION OF THE TRAIL. THE EXACT LOCATION, DEVELOPMENT CREDITS AND PHYSICAL PARAMETERS OF THIS TRAIL WILL BE AGREED UPON BETWEEN THE CITY AND DEVELOPER AT THE TIME OF THE SUBDIVISION DURING THE PUD PERMIT PROCESS AND AT THE TIME OF THE FIRST PLAT.
5. THE DETENTION POND IN PA-6 WILL BE COMPLETED AND LANDSCAPED ACCORDING TO APPROVED DEVELOPMENT PLAN DESIGN. THE PA-6 DETENTION POND WILL BE CONSTRUCTED WHEN REQUIRED AND WARRANTED.
6. STRUCTURES LOCATED IN PLANNING AREA 5 SHALL BE SETBACK A MINIMUM OF 100' FROM THE SECOND CREEK TOP OF BANK, WITH AN AVERAGE SETBACK OF AT LEAST 150'. STRUCTURES LOCATED IN PLANNING AREA 4, 8, 9 AND 11 SHALL BE SETBACK 100' FROM THE SECOND CREEK TRIBUTARY TOP OF BANK.

DEVELOPMENT STANDARD NOTES (CONT.)

7. ALL SETBACKS MEASURED FROM THE PLATTED PROPERTY LINE.
8. ALL BUILDING SETBACKS ARE MEASURED FROM THE BUILDING FOUNDATION WALL TO THE PROPERTY LINE. STEPS, WALKS, SCREEN WALLS, AND TRASH ENCLOSURES ARE EXCLUDED FROM THE SETBACK RESTRICTIONS ABOVE. GAS PUMPS AND/OR ASSOCIATED CANOPIES SHALL BE SETBACK A MINIMUM OF 18' FROM ANY PROPERTY LINE.
9. THE PROPERTY OWNER'S ASSOCIATION(S), METRO DISTRICT, OR PROPERTY OWNER WILL MAINTAIN DETENTION, WATER QUALITY AND/OR RETENTION AREAS.
10. ANY REQUIREMENTS NOT ADDRESSED IN THIS PUD ZONE DOCUMENT SHALL MEET THE REQUIREMENTS OF THE CITY OF COMMERCE CITY ZONING ORDINANCE, AS ADOPTED OR AMENDED.
11. ALL ACCESS POINTS TO ARTERIAL ROADWAYS ARE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
12. 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.
13. ANY OIL AND GAS OPERATIONS CONDUCTED ON THE SUBJECT PROPERTY WILL BE IN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS, INCLUDING COLORADO OIL AND GAS CONSERVATION COMMISSION REGULATIONS, PERTAINING TO FENCING, PAINTING OF TANKS AND MAINTENANCE OF SURFACE AREAS AND EQUIPMENT, AS MODIFIED BY ANY APPLICABLE SURFACE USE AGREEMENTS.

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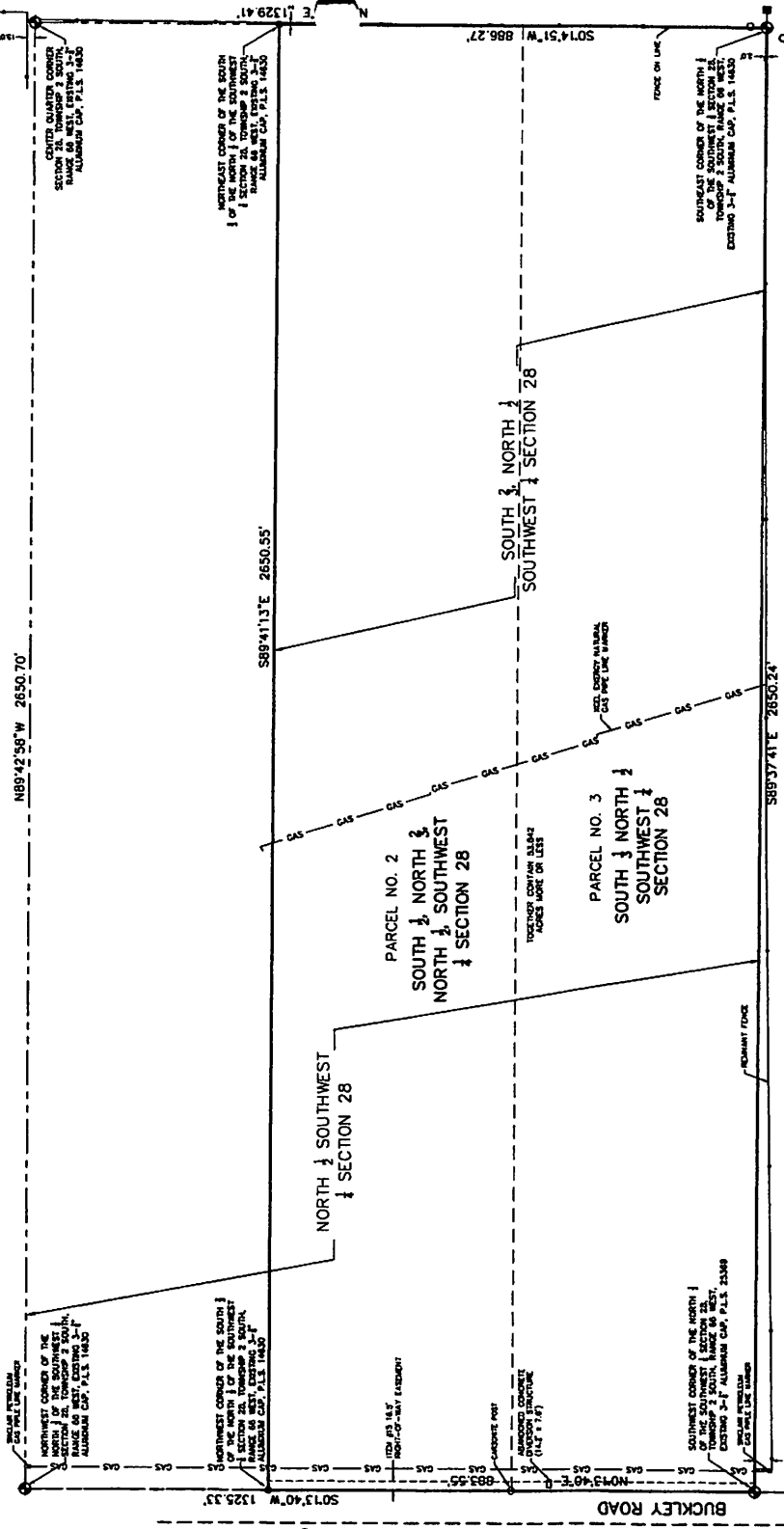
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NO APPARENT
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ALTA/ACSM LAND TITLE SURVEY

28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF	SCALE	DATE	DRAWN BY	CHECKED BY	PROJECT NO.
	1" = 100'	OCT. 15, 2015	J.E.B.	R.B.	2015-15
BOOK	PAGE	SHEET NO.		SHEET	
494	51	28-2S.66-2L		1 OF 1	