

NEXUS NORTH AT DIA PUD CONCEPT SCHEMATIC

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

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT ROARTY FAMILY LIMITED PARTNERSHIP, BEING THE OWNER OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO WIT: BEGINNING AT THE SOUTH LINE OF THE NORTHWEST QUARTER, SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING ASSUMED TO BEAR N 89°31'42" E FROM THE WEST QUARTER CORNER OF SAID SECTION 28, BEING MONUMENTED BY A 3-1/4 INCH ALUMINUM CAP, PLS 14630 TO THE CENTER QUARTER CORNER OF SAID SECTION 28, BEING MONUMENTED BY A 3-1/4 INCH ALUMINUM CAP, PLS 14630, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 28, THENCE N 89°31'42" E, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, DISTANCE OF 30.00 FEET TO A POINT ON THE EAST LINE OF THE BUCKLEY ROAD RIGHT-OF-WAY, PER ROAD PETITION 565 AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

THENCE N 00°31'44" W, ALONG THE EAST LINE OF SAID BUCKLEY ROAD RIGHT-OF-WAY, A DISTANCE OF 2620.38 FEET TO A POINT 30.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, ALSO BEING A POINT ON THE SOUTH LINE OF THE EAST 88TH AVENUE RIGHT-OF-WAY;

THENCE N 89°20'26" E, ALONG THE SOUTH LINE OF SAID EAST 88TH AVENUE RIGHT-OF-WAY, 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 THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 2628.97 FEET TO 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, A DISTANCE OF 2620.70 FEET TO A POINT ON THE EAST LINE OF SAID BUCKLEY ROAD RIGHT-OF-WAY AND THE POINT OF BEGINNING.

CONTAINING 6,879,698 SQUARE FEET OR 157.936 ACRES, MORE OR LESS.

THOMAS M. GIRARD
COLORADO PLS 38151
FOR AND ON BEHALF OF
CORE CONSULTANTS, INC.

PROJECT SUMMARY

PROJECT INTENT:

NEXUS NORTH AT DIA IS A PROPOSED 160 ACRE PLANNED DEVELOPMENT THAT WILL SERVE AS A REGIONAL AND COMMUNITY EMPLOYMENT CENTER. IT'S STRATEGIC LOCATION, NORTH OF THE DIA TECH CENTER, CLOSE TO THE DENVER INTERNATIONAL AIRPORT, PENA BLVD, AND TOWER ROAD PROVIDES A UNIQUE OPPORTUNITY TO CREATE AN EMPLOYMENT CENTER THAT CAN ACCOMMODATE A VARIETY OF AIRPORT RELATED LAND USES INCLUDING WAREHOUSES, FLEX SPACE, LIGHT MANUFACTURING, OFFICE, DISTRIBUTION, AND RETAIL.

THE LAND USE PLAN IS ORGANIZED TO CREATE AN EMPLOYMENT CENTER, ACCOMMODATE VEHICULAR ACCESS AND CIRCULATION, CREATE REGIONAL AND LOCAL PEDESTRIAN CONNECTIVITY, MAXIMIZE STREET FRONTAGE, MAINTAIN NATURAL DRAINAGE SYSTEMS, AND PRESERVE THE NATURAL INTEGRITY OF, AND PROVIDE ACCESS TO, THE SECOND CREEK CORRIDOR. THE DEVELOPMENT WILL INCORPORATE ON-SITE STORM WATER DETENTION AND WATER QUALITY IMPROVEMENTS.

PROJECT LOCATION:

THE ROUGHLY 160 ACRE SITE IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST, AND IS CURRENTLY NOT IN THE CITY OF COMMERCE CITY BOUNDARIES. THE SITE IS WEST OF TOWER ROAD BOUNDED BY E. 88TH AVENUE ON THE NORTH, BUCKLEY ROAD TRAIL ON THE WEST AND DIA TECH CENTER ON THE SOUTH. (SEE VICINITY MAP)

CONFORMANCE TO CITY COMPREHENSIVE PLAN:

THE NEXUS NORTH AT DIA DEVELOPMENT IS IN CONFORMANCE WITH THE CURRENT COMPREHENSIVE PLAN. THE PLANNED DEVELOPMENT IS WITHIN THE CITY'S IGA GROWTH BOUNDARY AND THE FUTURE LAND USE IS IDENTIFIED AS (I1) INDUSTRIAL/DISTRIBUTION WITH EMPLOYMENT CAMPUS/BUSINESS CENTER DESIGNATION. NEXUS NORTH AT DIA'S PROPOSED LAND USES ARE CONSISTENT WITH THE INDUSTRIAL, DISTRIBUTION, MANUFACTURING, AND COMMERCIAL LAND USE CLASSIFICATIONS. THE NEXUS NORTH AT DIA DEVELOPMENT WILL INCORPORATE A HIGH LEVEL DESIGN QUALITY TO IT'S ARCHITECTURE AND LANDSCAPE TREATMENTS.

EXISTING CONDITIONS:

THERE ARE NO ECOLOGICAL SITE CONSTRAINTS OR LAND USE CONDITIONS THAT WOULD KEEP THIS PARCEL FROM BEING DEVELOPED. THERE IS AN EXISTING PUBLIC SERVICE EASEMENT CONTAINING TWO HIGH PRESSURE GAS LINES WHICH FUTURE DESIGN WILL ACCOMMODATE. THE PARCEL IS IN THE SECOND CREEK DRAINAGE BASIN, WHICH HAS A MAPPED FLOODPLAIN. THERE ARE NO BODIES OF WATER OR IRRIGATION DITCHES ON THE PROPERTY.

SITE LAYOUT AND CIRCULATION:

NEXUS NORTH AT DIA WILL BE ACCESSED FROM TOWER ROAD TO THE EAST AND THE DIA TECH CENTER TO THE SOUTH VIA EAST 81ST AVENUE AND EAST 83RD AVENUE. QUINTERO STREET WILL EXTEND NORTH INTO THIS PROPERTY

TYPES OF COMMERCIAL USES:

THE PROPOSED NEXUS NORTH AT DIA PROPERTY WILL FALL INTO THE INDUSTRIAL/DISTRIBUTION AND COMMERCIAL LAND USE CLASSIFICATIONS. SEE SHEET 3, LAND USE TABLES FOR FULL LIST OF ALLOWED USES.

INTEGRATION WITH SURROUNDING DEVELOPMENT:

THE LAND TO THE SOUTH AND EAST IS ZONED DIA TECHNOLOGY LOCATED IN THE CITY OF COMMERCE CITY. THE LAND TO THE WEST IS THE ROCK MOUNTAIN NATIONAL WILDLIFE REFUGE WITH THE OLD BUCKLEY ROAD RIGHT OF WAY BEING A BUFFER. THE LAND TO THE NORTH IS CURRENTLY OPEN SPACE, OWNED BY THE CITY.

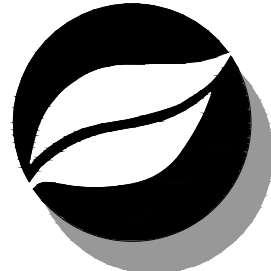


PROJECT NOTES

- THIS APPLICATION IS FOR A PUD CONCEPT SCHEMATIC. THEREFORE, THE INFORMATION CONTAINED HEREIN IS NEITHER APPROVED NOR DENIED. THE FEEDBACK PROVIDED BY THE CITY IS INTENDED TO INFORM THE FUTURE PUD ZONE DOCUMENT SUBMITTAL.

SHEET INDEX

- COVER SHEET
- CONCEPT SCHEMATIC PLAN
- SUB AREA DETAILS



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PUD CONCEPT SCHEMATIC

NEXUS NORTH AT DIA
COMMERCE CITY, CO

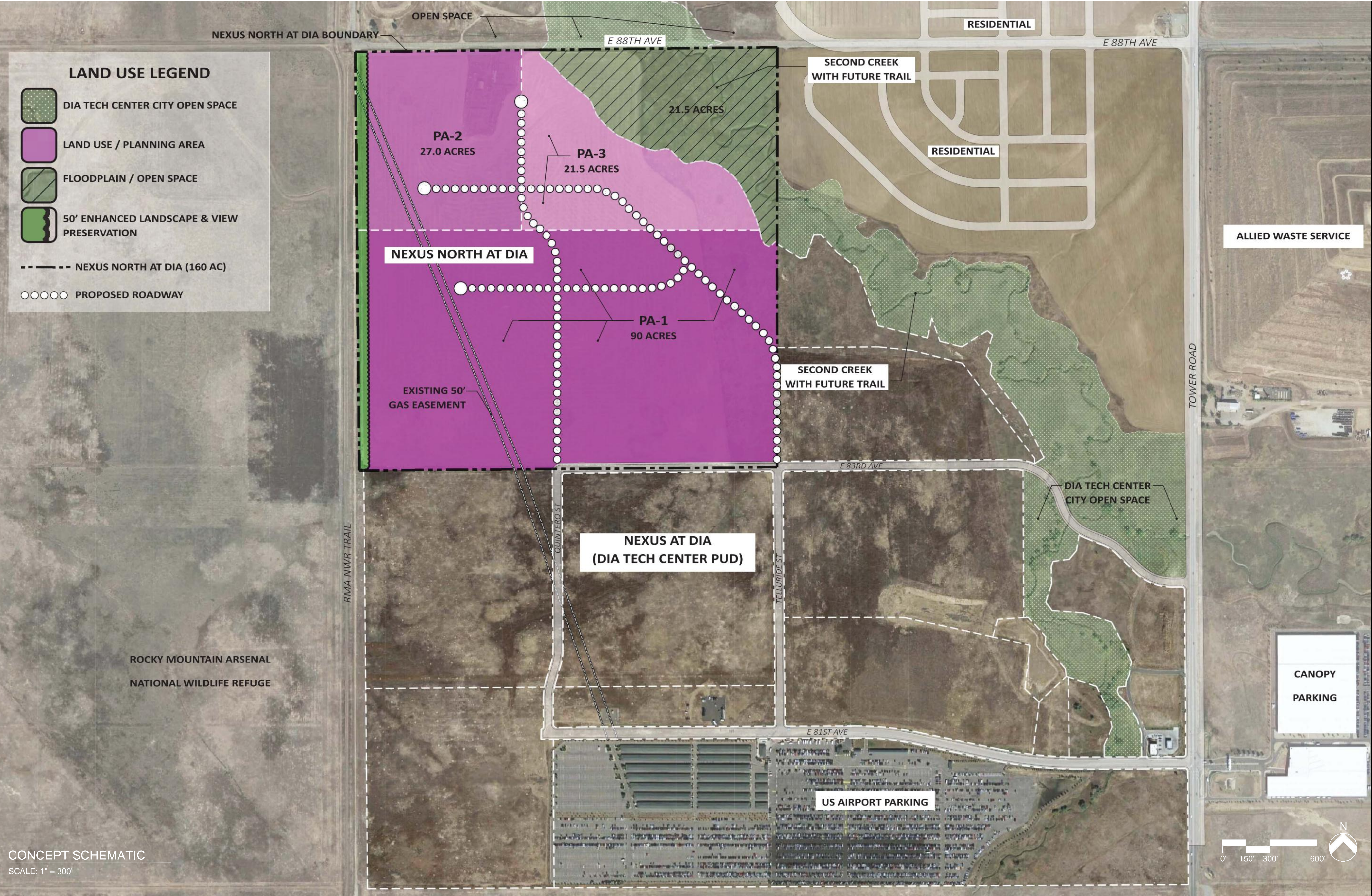
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CITY SUBMITTAL • 08-18-17
PUD CONCEPT
SCHEMATIC REVISION • 01-22-18
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COVER SHEET

SHEET 1/3

NEXUS NORTH AT DIA PUD CONCEPT SCHEMATIC

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CONCEPT SCHEMATIC
PLAN

NEXUS NORTH AT DIA PUD CONCEPT SCHEMATIC

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

Nexus North at DIA

ALLOWABLE LAND USES

R=Allowed By Right
P=Use By Permit
C=Conditional Use
NA=Use Not Allowed
R.A.= Use By Right, Accessory Only

USE CLASSIFICATION	USE TYPE	ALLOWABLE USES BY PLANNING AREA		
		PA-1	PA-2	PA-3
AGRICULTURAL USES		R	R	R
	Horticulture & Nurseries	P	P	P
	Greenhouse/hothouse production (with no outdoor storage)	R	R	R
COMMERCIAL USES		PA-1	PA-2	PA-3
Adult Businesses	Sexually oriented businesses	NA	NA	NA
	Animal boarding (indoor/outdoor kennels) and training	P	P	P
	Doggie day care centers	P	P	P
Animal Services	Veterinary offices or clinics	R	R	R
	Antennas for commercial/industrial use accessory to principle use	R	R	R
	Radios or television broadcasting offices	R	R	R
Antennas	All other similar uses (plumbing, electrical, lumber & building equipment without outdoor storage)	R	R	R
	Landscape equipment, hardscape materials (without outdoor storage)	R	R	R
	Bar, tavern, night club	R	R	R
Eating & Drinking Establishments	Brewpub	R	R	R
	Catering services	R	R	R
	Restaurant with drive-thru/ up	R	R	R
Financial Institutions	Restaurant without drive-thru/ up	R	R	R
	Testing room	R	R	R
	Bank or financial institution	R	R	R
Food & Beverage Sales	Convenience store/grocery store (<\$5,000 sf)	R	R	R
	Grocery store (>\$5,000 sf)	R	R	R
	Liquor store	R	R	R
Fuel Sales	All other similar uses (e.g., delicatessen, retail bakery, specialty food market, coffee shop)	R	R	R
	Fuel sales with no vehicle repair (accessory use only)	R	R	R
	Fuel sales with minor vehicle repair (accessory use only)	R	R	R
Funeral & Intermment Services	Fuel sales with major vehicle repair (accessory use only)	P	P	P
	Natural gas fuel sales (accessory use only)	R	R	R
	Natural gas fuel sales for trucks (accessory use only)	NA	NA	NA
Funeral Home	Funeral home	R	R	R
	Business or professional (including medical/dental office/clinics)	R	R	R
	Courier services	R	R	R
Office	Message therapy office/clinics	R	R	R
	Substance abuse treatment facility, Inpatient Residential	C	C	C
	Substance abuse treatment facility, outpatient clinic	R	R	R
Personal Services	Instructional services, studios	R	R	R
	Temporary day labor facilities/offices	NA	NA	NA
	Eel bonds	P	P	P
Recreation or Amusement Facilities, Private	All other similar uses	R	R	R
	Single establishment/social gaming outlet/performance centers	R	R	R
	Bowling, billiards, movie theaters & similar uses	R	R	R
Repair Services (not including vehicles)	Health clubs	R	R	R
	Outdoor recreation	R	R	R
	Race track (animal or vehicle)	NA	NA	NA
Retail Establishments	Furniture or major household appliance repair	R	R	R
	All other similar uses	R	R	R
	Flea markets (indoor/outdoor)	NA	NA	NA
Vehicle/Equipment Sales & Services	Machinery sales, excluding truck trailers, heavy equipment, and farm machinery	R	R	R
	Pawn shop	P	P	P
	Retail business store <25,000 sf	R	R	R
Visitor Accommodations	Retail business store >25,000 sf	R	R	R
	Tattoo parlor	R	R	R
	Thrift/consignment store	R	R	R
Vehicle/Equipment Sales & Services	Automobile rentals	NA	NA	NA
	Automobile washing facility	R	NA	NA
	Limited moving truck (< 30 feet)/equipment self-rental facilities	NA	NA	NA
Vehicle/Equipment Sales & Services	Major equipment repair	R	NA	NA
	Motor vehicle dealer/sales, new and used automobiles < 3 acres	NA	NA	NA
	Motor vehicle dealer/sales, new and used automobiles > 3 acres	NA	NA	NA
Vehicle/Equipment Sales & Services	Motor vehicle dealer/sales, new and used RV's, trailers, and campers	NA	NA	NA
	Tire shop	R	NA	NA
	Towing services without impound yard	P	NA	NA
Vehicle/Equipment Sales & Services	Vehicle repair, major (includes auto body repair, paint shops, and incidental sales or parts)	P	NA	NA
	Vehicle repair, minor	R	NA	NA
	Hotel or motel lodging establishments	R	R	R

OFFICE FLEX	PA-1	PA-2	PA-3
Office flex	R	R	R
INDUSTRIAL USES			
Auction House or Yard	PA-1	PA-2	PA-3
Contractor Operations	P	NA	NA
Manufacturing, Food	Building, developing, general contracting (no outdoor storage)	R	R
	Special trade contractors (no outdoor storage)	R	R
	Bakeries, pasta and tortilla manufacturing	R	R
Manufacturing, Food	Beverage manufacturing	R	R
	Brewery	P	P
	Dairy product manufacturing	R	R
Manufacturing, Food	Distillery	R	R
	Fruit and vegetable preserving, and specialty food manufacturing	R	R
	Meat products, packaging & processing (no slaughtering)	R	R
Manufacturing, Food	Microbrewery	R	R
	Micro winery	R	R
	Other food manufacturing	R	R
Manufacturing, Food	Winery	R	R
	Commercial and service industry machinery manufacturing	R	R
Manufacturing, Machinery	Computer and electronic product manufacturing	R	R
	Electrical equipment, appliance and component manufacturing	R	R
	Furniture and related product manufacturing	R	R
Manufacturing, Machinery	Metalworking machinery	R	R
	Miscellaneous manufacturing	R	R
	Cutlery and hand tool manufacturing	R	R
Manufacturing, Metal	Machinery shops, turn products, screw, nut, and bolt manufacturing	R	R
	Support activities for oil and gas operations (pipelines, etc)	P	C
	Apparel manufacturing	R	R
Manufacturing, Oil and Gas	Grain and hamper (wood, reed, cotton, etc.) manufacturing	R	R
	Box and crate manufacturing	R	R
	Wood product manufacturing	R	R
Manufacturing, Textile	Medical marijuana center	NA	NA
	Medical marijuana infused product manufacturer	NA	NA
	Optional premises cultivation operation	NA	NA
Manufacturing, Wood Product	Primary caregiver	NA	NA
	Retail marijuana cultivation facility	NA	NA
	Retail marijuana product manufacturing facility	NA	NA
Marjuana Uses	Retail marijuana store	NA	NA
	Retail marijuana testing facility	NA	NA
	Retail marijuana testing facility	NA	NA
Motion Picture and Video Industry	Motion picture and video industry	R	R
	Above-ground storage tanks < 45,000 gallons (accessory use only)	R	R.A
	Above-ground storage tanks of propane < 10,000 cubic feet capacity	R	R.A
Outdoor Storage	Printing and related support activities	R	R
	Publishing industry	R	R
	Scientific, R&D services	R	R
Printing and Publishing	Testing laboratories, non-medical	R	R
	Trade and technical uses	R	R
	Transportation terminal	R	NA
Research and Development Services	Trailer sales and service limited to use for private passenger motor vehicles	R	NA
	Truck sales (non-trailer)	R	NA
	Truck stop (natural gas sales) (accessory use only)	R	NA
Truck/Transportation Services	Household moving center	R	C
	Motor freight transportation terminal and shipping, excluding couriers	R	C
	Mini storage and warehouse without outdoor storage	R	C
Warehousing & Distribution	Produce storage and warehousing	R	C
	Retail sales in conjunction with warehouse establishment	R	C
	Warehousing and storage, general	R	C
Wholesale Establishments (including accessory offices)	Food production	R	R
	Grocery and related product wholesale	R	R
	Retail sales in conjunction with wholesaling	R	R
Wholesale Establishments (including accessory offices)	Warehousing and wholesaling establishments excluding explosives and live animals	R	C
	Whole sale establishments incidental to other principal uses	R	R
	Wholesale houses and distributors (including warehouse clubs)	R	R

PUBLIC INSTITUTIONAL & CIVIC USES	PA-1	PA-2	PA-3
Public or private heliport	C	C	C
Airport/Heliport	R	R	R
Ambulance Service	R	R	R
Clubs and Lodges	R	R	R
Community Services	R	R	R
Day Care Facilities, Adult or Child	R	R	R
Hospitals	R	R	R
Public Lands, Parks, and Buildings	R	R	R
Religious Institutions	R	R	R
Educational Facilities	R	R	R
Transportation Facilities	R	R	R
Utilities	C	C	C

PROPOSED DEVELOPMENT DENSITIES			
Planning Area	Use	Acerage	Maximum FAR
PA-1	I-1, Light-intensity Industrial, Office and Flex Campus	90	0.4
PA-2	I-1, Light-intensity Industrial, Office and Flex Campus	27	0.4
PA-3	I-1, Light-intensity Industrial, Office and Flex Campus	21.5	0.4
PA-4	Floodplain/Open Space	21.5	NA
Total		160	55.4 AC

- NOTE:
- NO RESIDENTIAL USES ALLOWED IN THIS DEVELOPMENT.
 - OUTDOOR STORAGE WILL BE AN ACCESSORY USE ONLY, DETERMINED AS A PERCENTAGE OF BUILDING FOOTPRINT.



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