ORDINANCE NO. <u>Z-774-04-21</u>

INTRODUCED BY: <u>ALLEN-THOMAS, FRANK, GRIMES, GUARDIOLA, HURST,</u> <u>HUSEMAN, MADERA, NOBLE, SMITH</u>

AN ORDINANCE APPROVING THE SECOND CREEK FARM PUD ZONE DOCUMENT, 1ST AMENDMENT, AND AMENDING ORDINANCE Z-774-04 TO MODIFY THE RESIDENTIAL UNIT CAP, MODIFYING THE LIMITS ON SINGLE FAMILY AND MULTIFAMILY DEVELOPMENT, MODIFYING THE PLANNING AREA BOUNDARIES, SIZES, LOCATIONS, AND LAND USES, AND MODIFYING THE LAND USES, BULK STANDARDS, AND OIL AND GAS STANDARDS, AND OTHER MATTERS, FOR THE PROPERTY BOUNDED GENERALLY BY E 96TH AVENUE TO THE NORTH, TOWER ROAD TO THE EAST, THE SECOND CREEK FLOODPLAIN TO THE SOUTH, AND TELLURIDE STREET TO THE WEST, ZONED PUD (PLANNED UNIT DEVELOPMENT 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 notices of the public hearing concerning ordinance Z-774-04-21, as detailed in the proposed Second Creek Farm PUD Zone Document, 1st Amendment attached as Exhibit B ("PUD Zone Document, First Amendment") and the rezoning of property bounded approximately by East 96th Avenue to the North, Tower Road to the East, East 88th Avenue to the South, and the Telluride Street alignment to the West more specifically defined in Exhibit A ("Property"), and as further detailed in the proposed PUD Zone Document, First Amendment before the Planning Commission of the City of Commerce City on February 2, 2021, and the City Council to be held on this March 1, 2021, respectively, were properly given as required by the Land Development Code, including by: publication on January 26, 2021, and February 16, 2021 in the Sentinel-Express, a legal newspaper of general circulation in the City of Commerce City; mailing on January 23, 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 January 22, 2021 and February 19, 2021, in the manner and for the duration required by the Land Development Code.

SECTION 2. The City Council further finds that the public hearings concerning this ordinance, the proposed PUD Zone Document, First Amendment, and the rezoning of Property before the Planning Commission of the City of Commerce City and the City Council were conducted in compliance with law.

SECTION 3. The City 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 proposed PUD Zone Document, First Amendment:

- a. The PUD Zone Document, First Amendment is consistent with the policies and goals of the comprehensive plan and all applicable City adopted plans;
- b. The PUD Zone Document, First Amendment is consistent with any previously reviewed PUD concept schematic, if any;
- c. The PUD Zone Document, First Amendment 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, First Amendment 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 PUD Zone Document, First Amendment 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 PUD Zone Document, First Amendment modifying the residential unit cap, the limits on single family and multifamily development, the planning area boundaries, sizes, locations, and land uses, and modifying the land uses, bulk standards and oil and gas standards, and other matters, as set forth in Exhibit B, is hereby approved and Ordinance Z-774-04 is hereby amended as set forth in the that First Amendment. 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 1ST DAY OF MARCH, 2021.

PASSED ON SECOND AND FINAL READING AND PUBLIC NOTICE ORDERED THIS 5TH DAY OF APRIL, 2021.

CITY OF COMMERCE CITY, COLORADO

Benjamin A. Huseman, Mayor

ATTEST

Dylan A. Gibson, City Clerk

Exhibit "A" (Legal Description) Case #Z-774-04-21

LEGAL DESCRIPTION

PARCEL 1

A PART OF THE EAST HALF OF SECTIONS 21 & 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF

SAID SECTION 21; THENCE SOUTH 89°22'09" WEST ALONG SAID SOUTH LINE OF THE SOUTHEAST

QUARTER OF SECTION 21 A DISTANCE OF 189.50 FEET; THENCE NORTH 00°20'45" WEST A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EAST 88th AVENUE AND THE POINT OF BEGINNING; THENCE SOUTH 89°22'09" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY, ALONG A LINE 30 FEET NORTHERLY DISTANT AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES, THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 21 A DISTANCE OF 2463.24 FEET TO THE WEST LINE OF THE EAST HALF OF SAID

SECTION 21: THENCE NORTH 00°03'52" WEST ALONG SAID WEST LINE A DISTANCE OF 5273.18 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 21:

THENCE SOUTH 89°59'51" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 2596.81 FEET TO THE WESTERLY RIGHT-OF-WAY OF TOWER ROAD:

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY OF TOWER ROAD THE FOLLOWING TWO (2) COURSES:

- 1. THENCE SOUTH 00°20'49" EAST ALONG A LINE 30 FEET WESTERLY DISTANT AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES, THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 21 A DISTANCE OF 2637.89 FEET;
- 2. THENCE SOUTH 00°20'45" EAST ALONG A LINE 30 FEET WESTERLY DISTANT AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES, THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 21 A DISTANCE OF 2406.36 FEET;

THENCE SOUTH 89°22'09" WEST A DISTANCE OF 159.50 FEET; THENCE SOUTH 00°20'45" EAST A DISTANCE OF 200.04 FEET TO THE POINT OF BEGINNING;

SAID PARCEL 1 CONTAINS AN AREA OF 314.33 ACRES, MORE OR LESS.

TOGETHER WITH

PARCEL 2

A PART OF THE EAST HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 28:

SAID SECTION 28; THENCE SOUTH 89°22'09° WEST ALONG THE NORTH LINE OF SAID NORTHEAST OUARTER OF SECTION 28 A DISTANCE OF 80.08 FEET; THENCE SOUTH 00°37'51° EAST A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF EAST 88th AVENUE, SAID POINT ALSO BEING THE NORTHWESTERLY CONNER OF THAT PARCEL OF LAND AS DESCRIBED IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN BOOK 3764 AT PAGE 288 AND THE POINT OF BEGINNING; THENCE SOUTH 45°34'40° EAST ALONG THE SOUTHWESTERLY LINE OF SAID

PARCEL DESCRIBED IN BOOK 3764 AT PAGE 288 A DISTANCE OF 70.59 FEET TO THE WESTERLY RIGHT-OF-WAY OF TOWER ROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY OF TOWER ROAD THE FOLLOWING

TWO (2) COURSES:

1. THENCE SOUTH 00°29'02" EAST ALONG A LINE 30 FEET WESTERLY DISTANT AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES, THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 28 A DISTANCE OF 2586.76 FEET; 2. THENCE SOUTH 00°28'01" EAST ALONG A LINE 30 FEET WESTERLY DISTANT

AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES, THE EAST LINE OF

SAID SOUTHEAST QUARTER OF SECTION 28 A DISTANCE OF 273.58 FEET;

THENCE NORTH 84°25'18" WEST A DISTANCE OF 635.20 FEET; THENCE NORTH 14°25'18" WEST A DISTANCE OF 600.00 FEET; THENCE NORTH 34°25'18" WEST A DISTANCE OF 850.00 FEET; THENCE NORTH 34°25'18' WEST A DISTANCE OF 950.00 FEET; THENCE NORTH 77:25'18' WEST A DISTANCE OF 725.00 FEET; THENCE NORTH 75°25'18' WEST A DISTANCE OF 725.00 FEET; THENCE NORTH 00°30'22' WEST A DISTANCE OF 813.02 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 28; THENCE NORTH 00°30'22' WEST ALONG SAID WEST LINE A DISTANCE OF 918.06 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST 88th AVENUE; THENCE NORTH 89°22'09' EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY, ALONG A LINE 30 FEET SOUTHERLY DISTANT AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES, THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 28 A DISTANCE OF 2572 88 EFEET TO THE POINT OF BEGINNING: DISTANCE OF 2572.88 FEET TO THE POINT OF BEGINNING:

SAID PARCEL 2 CONTAINS AN AREA OF 112.34 ACRES, MORE OR LESS:

PARCELS 1 AND 2 CONTAIN A TOTAL AREA OF 426.67 ACRES, MORE OR LESS.

Exhibit "B" SECOND CREEK FARM PUD ZONE DOCUMENT, 1ST AMENDMENT Case #Z-774-04-21

SECOND CREEK FARM

PUD ZONE DOCUMENT, 1ST AMENDMENT A PART OF THE EAST HALF OF SECTIONS 21 & 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

CERTIFICATE OF OWNERSHIP

SECOND CREEK HOLDINGS, LLC., BEING THE OWNER OF PLANNING AREAS A, B, D, F, G, I, J, K, KJ, L, LJ, M, N, AND O WITHIN THE PROPERTY LOCATED IN THE OTY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, DOES

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LEGAL DESCRIPTION

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PARCEL 2

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AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF 9'229' WEST ALONG THE NORTH LINE OF BAID NORTHEAST TOT 39' A DISTANCE OF BOLD FEET; 0'0'3'' EAST A DISTANCE OF BOLD FEET TO A POINT ON THE TO OWN OF EAST BBN ANTHINE SAID YOUT ALSO BEING TH COOWNER OF THAT PARCEL OF LIAN AS DESCRIBED IN THE DAME COUNTY CLERK AND RECORDER IN BOOK 37M AT PAGE INFORMATION CONNING: KAY EAST ALONG THE SOUTHWESTERLY LINE OF SAID IN BOOK 3764 AT PAGE 288 A DISTANCE OF 70:59 FEET TO THE WAY OF TOWER ROAD; WESTERLY RIGHT-OF-WAY OF TOWER ROAD THE FOLLOWING

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APPROVAL CERTIFICATE

this _____ day of _____, 20____

Approval of the City Council of the City of Cor Approved this _____ day of _____, 20____

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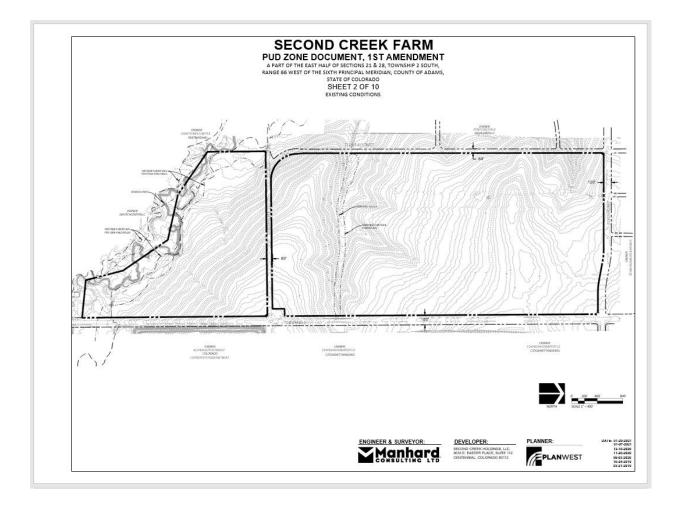
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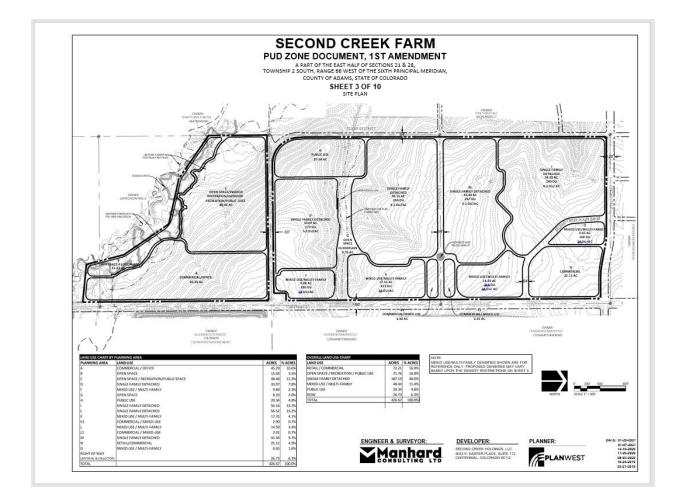
DEVELOPER: SECOND CREEK HOLDINGS, LLC. 9033 E. EASTER PLACE, SUITE 112 CENTENNIAL, COLORADO 80112

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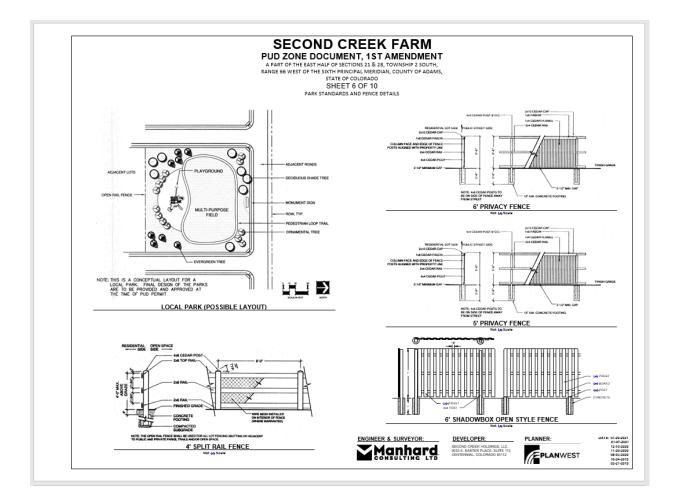






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	Which flipsignment Sales and Service Visitor Accomptantos Antos (Neuroscientes) Manufacturing, 60 and 60 Manufacturing, 60 and 60 Manufacturing Manufactur	Sanda benera hera J. 2008 paget hard Sandar Sandar	R R C OG L & CVIC US R R R R R			р С 06 7 8		C 006	Unit transmission and in two sectors and the sector of the	et al by the developer and provided to the Director of the POP prime target characterization of the POP prime target	UN C. M D. CC D. CC Sa Sa Sa F. PL CL N R C. AU SS Sa Sa Sa Sa Sa Sa Sa Sa Sa Sa Sa Sa	biggare subj biggare subj lobile homes wellopment. Incond Creek, three constru- ded horizont di developer toces. Able gags soft amage. Final i di developer toces. Able gags soft amage. Able gags	int to review and manufa fice or multi ally or verti- stent of the within plane tion of the in- rameters of at the time - wool, local pa- cations to be operty (per- ment shall aiding or str foil and gas shall be plan field in the C model of the shall be shall be plane dential use O, K1, and L	and approval by the result of the second se	subbited/v nt can occu- slanning arc r Fan, land decistad i stron, devel gegl upon t during the f area locati- proved by tl bdivision pr ral use until ggg within S athering in an active O ment Code, than SOIs at ertical mixee e second flo
CENTENNUL COLORADO 80112 PLANWEST	Which flipsignment Sales and Service Visitor Accomptantos Antos (Neuroscientes) Manufacturing, 60 and 60 Manufacturing, 60 and 60 Manufacturing Manufactur	Sanda benera hera J. 2008 paget hard Sandar Sandar	R R C OG L & CVIC US R R R R R			2 6 0 9 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		C 006	Contrastics and the rest of the contrastic of the rest of the contrastic of the rest of the contrastic	of a lythe developer and provided to the Director of the provided integration of th	C. M dk D. CC Sa far ar pr F. PL M R R R R R R R R R R R R R R R R R R	biggare subj biggare subj boble homes avelopment. Immercial, of lead horizont lead horizont isod horizont lead horizont isod horizont distribution d	int to review and manufa fice or multi ally or vertice stent of the within plant tion of the inter- nameters of at the time- tool, local put cations to b operty (per ment shall alding or str foil and gas shall be plan field in the C n. Cost of the dential use O, K3, and L smercial ans e acreage in	and approval by the approximation of the citizened houses a gap citizened houses a gap citizened by the distance and the distance	subbited/v nt can occu- slanning arc r Fan, land decistad i stron, devel gegl upon t during the f area locati- proved by tl bdivision pr ral use until ggg within S athering in an active O ment Code, than SOIs at ertical mixee e second flo
	Which flipsignment Sales and Service Visitor Accomptantos Antos Accomptantos Antos (Neurolations) Manufacturing, 63 and 64 Manufacturing, 63 and 64 Manufacturing, 64 and 64 Manufacturing, 64 and 64 Manufacturing, 64 and 64 Manufacturing, 64 and 64 Manufacturing Manufacturing Community Services Community Services Community Services	Sanda benera hera J. 2008 paget hard Sandar Sandar	R R C OG L & CVIC US R R R R R			2 5 6 7 8 8		C 006	Contrastics and the rest of the contrastic of the rest of the contrastic of the rest of the contrastic	The left production of the Director of the Dir	C. MA D. CX MA D. CX MA F. F. F. F. F. F. F. H. MA MA MA MA MA MA MA MA MA MA MA MA MA M	bigbare subj bigbare subj avelopment. Immercial, of bed horizont blowing the i function of Creek, furse constru- dig physical participation of physical physical physical operation of physical operation of physical physical physical physical physical operation of physical physical physical physical physical operation of physical physical physical physical physical physical operation of physical ph	ict to review and manufa- fice or multi ally or vertici- strant of the variant of the manufactor of th	and approval by the analysis of the start and house approximate and the provided of the provided house and the provided house of the subdivision of the subdivision and the rest and of the subdivision and the rest and of the PUD Permit au and the PUD P	subbited/ nt can occu- lanning arc Flan, land decisted 1 trion, devel- gad, upon t- during the F area locating proved by the bidivision prival use anti- trian active 0 ment Code, than SOS as ertical mines a second fio c, and L can

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DEVELOPMENT S	TANDAR	DS								DE	VELOPI	MENT ST	ANDAR	DS										
PLANNING AREA	A 45.29	8	C 68.40	D 33.07	E 0.00		F	6 8.33	H 20.34	1 56.16	1 56.52	1	ĸ	2			L.		91	M 41.44	N 21.11		0	P 0.00
	Retail/		Open Space/Indoor			MU	MU Non-					MU	MUNon-	MU	Retail/	MU	MUNon-	MU	Retail/		Retail/	MU	MUNon-	Open
Allowable Land Uses	Comm	Open Space	Recreation/Outdoor Recreation/Public Uses	SFD	Open Space	Residential	Residential	Open Space	Public Use	SFD	SFD	Residential	Residential	Residential	Comm	Residential	Residential	Residential	Comm	SFD	Comm	Residential	Residentia	
Density			-	5.2 DU/A0		8-24 DU/AC				4.5 DU/AC	4.3 DU/AC	8-24 DU/AC		12-24 DU//AC		8-24 DU/AC		12-24 DU/AC		6.3 DU/AC		8-24 OU/AC		
Total Single Family Detached Units				172						254	240									257				
Lot Size (m)	25,0004			5,000 SF		1,800.55	25,000.54				5,000 SF	1,800 SF	25,000 SF	1,800	25,000sf	1,8005F	25,000 SF	1,800 SF	25,000sf	3,000xf	25,000sf	1,800 SF	25,000 SF	
Lot Frontage (m) Floor Area Ratio (m)	. 0.15			50'(3)		20'	0.15			507 (3)	507 (3)	20	0.15	207	. 0.15	20	0.15	207	. 0.15	25'	0.15	207	0.15	
Floor Area Ratio (#) Floor Area Ratio (#)	0.15						0.15						0.15		0.15		0.15		0.15		0.15		0.15	1
Floor Area SQFT (m)				1,200		500(4)				1,200		500(4)		500(4)		500(4)		500(4)		1,000		500(4)		
Off-Street Parking (m) Landscape (m)	CODE			2/DU CODE		2/00	CODE			2/0U CODE	2/DU COOE	2/00	CODE	2/DU CODE	CODE	2/00	CODE	2/DU CODE	CODE	2/DU CODE	CODE	2/00	C00E	+÷
						Cond				- und														<u> </u>
PRIMARY USE							679															100		
Height (x) Front Setback	90' 20'(x)(1)	1		35' 10'(1)(m)		50 ⁷ 27(1)(m)	607 207(x)(1)		1	35' 10'(1)(m)	35' 10'(1)(m)	50° 107(1)(m)	60' 20'(x)(1)	50 ⁷ 307(1)(m)	907	50° 10°(1)(m)	60' 20'(x)(1)	50 ⁷ 207(1)(m)	907	35' 50'(1)(m)	907 207(+)(1)	507 107(1)(m)	60 [*] 20 [*] (x)(1)	1
Side Setback (m)	10			5		5 (21)	10'			\$	5'	5'(21)	30	207	30	5' (21)	30	207	307	5//7 (26)	207	5'(21)	30	
Bidg Separation (m) Rear Setback (m)	. 207			10'		307	. 207			107	307	10'	- 207	10'	. 27	10'	- 207	10'	. 27	10'	. 27	107	- 207	
Side on Street Setback	20/x)(1)			10'(m)(1)		30	107				10'(m)(1)		10'	10	30	10	10'	10	30	10 ^(m) (1)	20(x)(1)	107	10	-
		-		-					-									_						
EXCEPTION (from arterial) FOR PRIMARY USE																								
Front Setback (m)	30(1)					20(1)	20(1)					207(1)	207(1)	20(1)	307(1)	207(1)	207(1)	20(1)	307(1)		307(1)	20(1)	207(1)	
iide Setback (m)	25'					257	25					25	25'	25	257	25	25'	25	25		25'	25	25'	
Rear Setback (m) Side on Street Setback (m)	25 25(1)					25 ⁷ 25(1)	25' 25'(1)		1		-	25' 25'[1]	25' 25'(1)	25 25(1)	25' 25'(1)	25 25(1)	25' 25'(1)	25 25(1)	25° 25'(1)		25 ⁷ 25 ⁷ (1)	25' 25'(1)	25 ⁷ 25 ⁷ (1)	+ :
				-								6710		15107										-
ACCESSORY USE	207			15		15	207			15	15	15	207	15	207	15	207	15	27	15	207	15	20'	-
Height (x) Front Setback (m)	207 207(1)			207(2)		20(1)	207		1		207(2)		207(1)	15 ⁻ 20 ⁽¹⁾	207(1)	207(1)	207 207(1)	20(1)	207(1)	20(2)	207 (1)	207(1)	207(1)	1
Side Setback (m)	5	1		10'		5	5		1	107	107	\$	5	5	5	5	5	5	5	10	5	5	5	1
Rear Setback (m) Side on Street Setback (m)	5' 20(1)	1	-	5'		5'	5		1	5' 20(2)	5' 20'(2)	5	5'	5	5	5'	5	5'	5	5' 20(1)	5' 207(1)	5	5	+ :
	- en tel				-			-	-				-				-				10 [1]			
EXCEPTION (from arterial) FOR ACCESSORY USES																								
Front Setback (m)	25(1)					25(1)	25(1)					25(1)	25'(1)	25(1)	25'(1)	25(1)	25'(1)	25(1)	25'(1)		25'(1)	25(1)	25'(1)	
Rear Setback (m)	15'					15						15		15	15	15		15	15		15	15 [°] 2011)		
Side on Street Setback (m)	20(1)					20(1)						207(1)		20(1)	20(1)	207(1)		20(1)	207(1)		207(1)	20(1)		
\geq , to accurate the term is not plot of the term is	parent to an Angular dia to a panalismo D Annot 2 tages, and a first miss the builds apportunit of a first on the first state of a state of the first state of a state of the first state of a state of the state of a state of a state of a state of a state of the state of a sta	we shall be 50 as a or \$200 of the two is on \$200 of the two is on the resourced with the authors 30 more and the other authors 30 more the authors 30 more and the other authors and and the author and and and and and and and and	measure there are be subject. It is the appropriate their object measures the temperature of temperature	studio units w s, speen walk, c complexibil state setbocks in marsetbacks in marsetbacks	Whe each parset. and (such enclosus) be setbed a exten- perioded that an ane not to exceed a City of Combas multiple of the exceed a City of City of the exceed a City of City of the exceed a City of City of City of City and City of City of City of City and City of City of City of City and City of City	The floor area for res are adulated from a mum of SE from a southward does southward does southward does a consultance does a consultance a consultance does a consultance a cons	the remaining 90 yes the settlack re- my ROW line. In ot exceed 24 ind ind exceed 24 ind ind exceed 24 ind ind exceed 24 ind in floor area. Access Code or the develo- tion of Community (all parks, open sp max Graphens and appare requirement area will be reve- reduction and shall be ramended.	L of the multi-fam encidence above. I we . we . we . here a set of the set of the set of the set of the set of the set of the set of the set of the set of the set of the set of the set of	why units will be building overhar on not allowed in an design stand in operation of the standard of hermit range of all be no great of hermit range of initial not deproved in the Department	approved by t op, architectur inforct or sider inforct segulating in archan (f in the document grass. A comm by the Comme s	he Community al projections, i such facing a po the design, dhu wight to the top more compared and and ensity factors and one City Factors and	blic street. ratter, prail. The is the parks tienance of	100% o Cultic building	of Planning apply reside	Area F, K, ential. Ma l as contai	L, and O m ed use bui ning retail,	ay be deve Idings are o office or o	ioped as si empt fro	ngle family m this rest on the first	g Areas F, K y attached a triction. A g t floor and r	nd/or thed use			
121 June 2015 Ju	was and equipme s subside of the in	nt, as modified by tenior ferced port	uny applicable surface use agreem surt of the DGGA will be maintaine	sants. ni itu the applis	able homeowner	's association.							NGINEE	R & SU	RVEYO	R:		VELOP			PLA	NNER:		



			PUD Z	COND CREEK FARM DNE DOCUMENT, 1ST AMENDMENT THE EAST HAF OF SECTION 21 & 28, TOWNSHIP 23 SOUTH, VEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STHEET 7 OF 10 LANDSCAPE SCHEDULE AND DETAILS			
PLANT LEGEND					DECIDI	OUS TREE PLA	NT
	INICAL NAME	SIZE	COMMENTS		DECIDU	OUS IKEE FLA	NOT
DECIDUOUS TREES	Devision Redmond	2.5° Cul.	Specimen quality B&B, staked and guyed	EVERGREEN TREE PLANTING	1000	8ke	
	ia-biscettes 'Statemastar'	2.5° CH. 2.5° CH.	Specimen quelity IS&B, staked and gayed Specimen quelity IS&B, staked and gayed	NORTH NOT TO SCALE	Kere	Steff.	w
	ou-bacedos, "Sobbousou"	2.5° CH. 2.5° CH.	Specimen quelity B&B, staked and gayed Specimen quelity B&B, staked and gayed	w () = =	244	PRUME DAMAGED OR WOOD DO NOT CUT LEADER	~~
	Heleoudux 'Coluctores'	2.5° Cel.	Specimen quality B&B, staked and guyed			ALL 12 GAUGE GALV WE	WTH
EVERGREEN TREES						BATHE TENETH OF E	
	CARGEORIE	6-5' HL	Specimen quality B&B, staked and gaved	OCUELT STRAND CALVANZED WER PROVIDE 30 (ST STSTEAS COULLY SPACED AROUND THEE, AS PER CARPAN THEE, AS PER CARPAN		ALSA NW (S NTO IN	
Austrian Pine Disasi	orgun.	6-5' HL	Specimen quality B&B, staked and guyed	Se LENGTH, ON ALL GUYING		SUBORADE	
ORNAMENTAL TREES	-			WRES PLANT THEE W/ COLLAR 2-3"	[WAAP DATES SUPPA TRUE OF DO SECON WITH SPECTOR DO TO SECURE OF TOP AND A AT TWO FOOT NIT	BOTTO
Spring Snow Crabapple Meler	'Spring Snaw'	1 1/2" Cal.	Specimen quality B&B, staked and guyed	Fight March Right		PLANI THE W/ COL	
Flame Amar Maple Acer g	iosale 'Flame'	1 1/2* Cal.	Specimen quelity B&B, staked and guyed	A" HEIGHT WATER SAUCER IN NON-TURF AREAS		- MALCH RING, MIN. 48	IN DIA
EVERGREEN SHRUBS				SPECIFIED STAKES DRIVEN AT AN ANGLE, FLUSH WITH GRADE	14ML	CHERT WATER SA	JCER IN
	PAR CARLOR "Buffalls"	5 Gal.	Container, 5 canos min. 12*-18* HL	BACKELL MIXTURE AS		AT STELACTION	OKTURE
DECICUOUS SHRUBS				ATTER THEE IS SET IN PLANTING PT, REMOVE ALL TIMBLE AWRE FROM TOP & SDES OF ROOTBALL PLL BUILD BACK 1/3 (BIRK)	the	ATTER THEE IS SET I PIT, REMOVE ALL THE PITM TOP A SOCIAL PILL BURLAP BACK	F BOOT
	94540	5 Gal.	Containor, 5 cance min. 12*-18* HL	2x DAMETER OF PROMITION AS SUBS OF WORKLING AND A SUBS OF WORKLING AND A SUBS OF WORKLING AND A SUBSECT AND A SUBS	BOUND		
	e locació	5 Gal.	Container, 5 cance min. 12*-15* HL	SET BOOTBALL ON FORSTING	ROOTBALL	L MIN. SET ROOTBALL ON US SUBGRADE-DO NOT O EXCAVATE	VDR-
Blac Mist Spinse Calgo	sour cherelasousier	5 Gal.	Container, 5 canos min. 12"-18" HL. Container, 5 canos min. 12"-18" HL.	UNDISTURBED SUBGRADE - DO NOT OVER-EXCAVATE	CUDUD		
PERENNIALS & GROUNDCOVERS		J Same.		 INSTALL SPECIFIED MULCH TO DRIPLINE OF TREE WHERE PLANTED IN LAWN AREAS. DO NOT PROVIDE WATER BASIN IN IRREGATED LAWN AREAS. 	SHKUB	PLANTING	NOT
	Autumn Joy'	2-14* Pote	Fully established			CONCRETE CURB OR	SDEW
	er osevelete "Carmine"		s Fully established	LANDSCAPE NOTES		PRUNE ALL DAMAGE WOOD IMMEDIATELY PLANTING.	PRIOR
Pine-Lost Doostoooo Dusata	NOR DOGREG	2-1/4" Pat	s Fully ostablished	LOCAL PARKS AND OPEN SPACE AREAS SHALL BE SHOWN DURING THE PUD PERMIT PROCESS AND WILL AT A NINHULA MEET THE CITY'S 3% PRIVATE OPEN SPACE REQUIREMENT.	2'-0" MIN	SET SHRUB 1-2" H GRADE AT WHICH IT	GREW.
lability Yamman didulut	a.0000000	2-1/4* Pob	Fully established	THE HOMEOWNER'S ASSOCIATION(S), METRO DISTRICT, OR PROPERTY OWNER WILL MAINTAIN L PARK DETENTION WATER CUALITY AND/OR RETENTION AREAS, DETENTION AREAS, WILL RE-		DIG PLANT PT TWO	
THE ABOVE ARE BY WAY OF EXAM	R E AND SHALL COMPLY W	TH THE CIT	Y OF COMMERCE CITY APPROVED	PARK, DETENTION, WATER CUALITY AND/OR RETENTION AREAS. DETENTION AREAS WILL BE RE-VEGETATED WITH NON-IRROATED NATIVE GRASS. A COMMERCIAL AREA MAINTENANCE ASSOCIATION SHALL MAINTAIN COMMERCIAL/RETAIL PONDS AND DRAINAGE FACLITIES.		HILFE APPLY SPECIFIED M	
PLANE LISTS AND LANDSCAPING SP	ECFICATIONS			ASSOCIATION SPACE AWAY ANY COMMENTATION AND DIVIDUAL AND DIVIDUAL PALETIES. ALL PARKS WILL CONFORM TO THE CONVERCE CITY COMMUNITY PLANNING AND DEVELOPMENT SERVICES DESIGN STANDARDS AND SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE COMMENCE CITY COMMUNITY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT DURING T PLOT PROCEEDES.	1 .1" MN. V	DEEP. REMOVE CONTAINER	
				PUD PERMIT IPROCESS PLANT MATERIAL TYPES FOR PARKS SHALL INCLIDE BUT NOT BE LIMITED TO THE SPECIES LIST: THE PLANTING LEGEND. ALL ADDITIONAL PLANT MATERIAL WILL CONFORM TO THE CITY OF COMMERCE CITY "APPROVED PLANT LISTS AND LANDSCHINGS SPECIFICATIONS".	ED IN	AMETER	PLANT OTBALL NTS ON SPECIF
				SEE SHEET 6 FOR CONCEPTUAL PARK LAYOUT. THIS LAYOUT IS SCHEMATIC AND SUBJECT TO CHANGE.	- HOOTBA		
				CHMUE.	NOTE: ANY BROK REMOVING THE CO	IEN OR CRUMBLING ROOTBALL WILL BE RE	AMAGE
					NOTE: HOLD GRA	DE 1" BELOW EDGE OF WALK OR CURB	
					ELOPER: D CREEK HOLDINGS, LLC. EASTER PLACE, SUITE 112 NIAL, COLONADO 80112		
				CONSULTING ITD	energy subcompany out (2		

