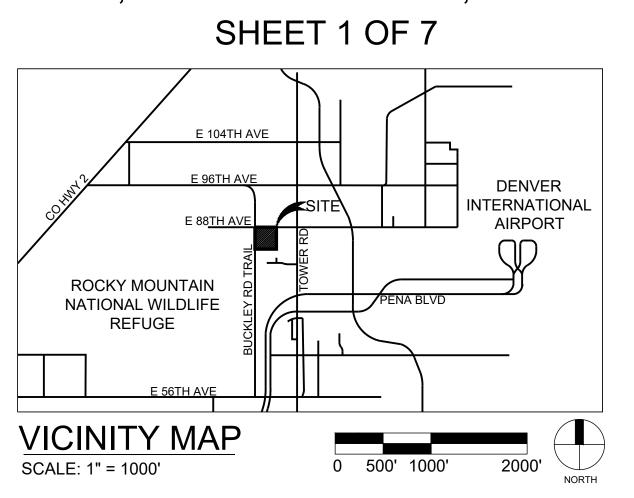
		NEXUS NORTH		
LEGAL DESCI BOUNDARY	RIPTION:	NEXUS NORTH PUD PA-3	STATE	OF
A PARCEL OF LAND SITUATE	ERIDIAN, CITY OF CO	EST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST MMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING		
	ER OF THE INTERSECT	F SAID SECTION 28, THENCE S 45° 35' 39" E, A DISTANCE OF 42.38 FEET FION OF EAST 88TH AVENUE RIGHT-OF-WAY AND BUCKLEY ROAD		
BEING 30.00 FEET SOUTH O A DISTANCE OF 1126.25 FEI	OF AND PARALLEL TO ET TO THE NORTHWE	E OF SAID EAST 88TH AVENUE RIGHT-OF-WAY AND ALONG A LINE THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, EST CORNER OF TRACT D, NEXUS NORTH AT DIA FILING NO. 2, A O. 2020000126372, IN THE RECORDS OF THE ADAMS COUNTY CLERK		
THENCE ALONG THE WEST 1. S 18° 38' 08" E, A DIST	ANCE OF 23.43 FEET;	D THE FOLLOWING TWO (2) COURSES; ; T TO THE NORTH CORNER OF LOT 1, SAID NEXUS NORTH AT DIA FILING		
		IE OF SAID LOT 1, A DISTANCE OF 1182.44 FEET TO A POINT ON THE Y, SAID NEXUS NORTH AT DIA FILING NO. 2;		
2. ALONG THE ARC OF A OF 243° 30' 10" AND A DISTANCE OF 115.65 F	ANCE OF 2.50 FEET T NON-TANGENT CUR AN ARC LENGTH OF 2 EET TO A POINT ON	G TWO (2) COURSES: TO A POINT OF NON-TANGENT CURVATURE; VE TO THE LEFT HAVING A RADIUS OF 68.00 FEET, A CENTRAL ANGLE 88.99 FEET, THE CHORD OF WHICH BEARS N 80° 50' 31" W, A THE EAST LINE OF LOT 2, NEXUS NORTH AT DIA FILING NO. 3, A ON NO. 2021000091367, SAID DOUGLAS COUNTY RECORDS;	DE	EVEL
1. N 22° 35' 36" W, A DIS 2. THENCE S 67° 24' 24" v	TANCE OF 166.44 FE W, A DISTANCE OF 28	F SAID LOT 2 THE FOLLOWING TWO (2) COURSES: ET; 80.18 FEET TO THE NORTHWEST CORNER OF SAID 5 SAID BUCKLEY ROAD RIGHT-OF-WAY;	1. 1.a	DISCR PURP(a. P/
		E AND ALONG A LINE BEING 30.00 FEET EAST OF AND PARALLEL TO THE AID SECTION 28, A DISTANCE OF 870.25 FEET TO THE <u>POINT OF</u>	1.k 1.c	B
CONTAINING AN AREA OF S	936,473 SQUARE FEE	T OR 21.498 ACRES, MORE OR LESS.	1.0	B
OF SECTION 28, TOWNSHIP S 00° 31' 44" E, FROM THE I 3-1/4 INCH DIAMETER ALUI	2 SOUTH, RANGE 66 NORTHWEST CORNEI MINUM CAP STAMPE & #6 REBAR WITH A 3-	ED ON THE WEST LINE OF THE NORTHWEST QUARTER OF 5 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR R OF SAID SECTION 28, BEING MONUMENTED BY A #6 REBAR WITH A ED "PLS 7276" TO THE WEST QUARTER CORNER OF SAID SECTION 28, -1/4 INCH DIAMETER ALUMINUM CAP STAMPED "PLS 14630", WITH HERETO.		FE PA DE DE HC RE ANY A DECRE FLOOE
EXECUTED THIS	DAY OF	, A.D. 20	2.	THE D
OWNER(S) SIGNATURE	AND PRINTED NA	 ME 	3.	DEDIC CREDI DEVEL
MORTGAGEE OR LIEN H	HOLDER(S) SIGNA ⁻	TURE AND PRINTED NAME	4.	FIRST STRUC
OWNERSHI	P CERTIF	ICATE:		CREE
			5.	ALL SE
COMMERCE CITY, COUR	NTY OF ADAMS, AI	OWNER OF THE PROPERTY LOCATED IN THE CITY OF ND STATE OF COLORADO, DOES HEREBY SUBMIT THIS CUMENT AND AGREE TO PERFORM UNDER THE TERMS	6.	all Bu Steps Above Line.
BY			7.	THE P WATE
DEED OF TF		F NEXUS NORTH OWNER, LLC RTIFICATE:	8.	ANY R CITY C
		BEING THE HOLDER OF A DEED OF TRUST	9.	ALL AG
		D IN THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, TO THE PLANNED UNIT DEVELOPMENT ZONE DOCUMENT	10.	all ag Will e
BYNAME AND TITLE OF	RESPONSIBLE PI		11.	ANY O APPLIO REGUI MAINT AGREI
1. SPECIFIC BULK S GOVERNED BY TH	TANDARDS NOT A	DDRESSED BY THIS PUD ZONE DOCUMENT SHALL BE TY LAND DEVELOPMENT CODE AS THOSE STANDARDS	12.	all di Guide Guide
2. ACCESS SHOWN		E DOCUMENT IS PRELIMINARY AND SUBJECT TO FINAL NORKS DEPARTMENT.		THE N STANE

IA PUD ZONE DOCUMENT AMENDMENT NO. 3

ECTION 28, TOWNSHIP 2 SOUTH, RANGE 66, WEST OF THE 6TH P.M. COLORADO, COUNTY OF ADAMS, CITY OF COMMERCE CITY



_OPMENT STANDARD NOTES:

DIFICATION IN THE ACREAGE OF THE PLANNING AREAS MAY BE ADMINISTRATIVELY APPROVED IN THE ETION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT IF DETERMINED TO BE CONSISTENT WITH THE DSES AND INTENT OF THIS PUD AS STATED HEREIN, AND ONLY AS DESIGNATED AND LIMITED AS FOLLOWS: A-1 MAY BE INCREASED BY UP TO 6% OF ITS ACREAGE AS DESIGNATED HEREIN. PA-1 MAY BE DECREASED UP TO 6% OF ITS ACREAGE AS DESIGNATED HEREIN

A-2 MAY BE INCREASED BY UP TO 15% OF ITS ACREAGE AS DESIGNATED HEREIN. PA-2 MAY BE DECREASED ′ UP TO 15% OF ITS ACREAGE AS DESIGNATED HEREIN

A-3 MAY BE INCREASED BY UP TO 15% OF ITS ACREAGE AS DESIGNATED HEREIN. PA-3 MAY BE DECREASED ' UP TO 15% OF ITS ACREAGE AS DESIGNATED HEREIN

IN ORDER TO ALLOW FOR THE ACTUAL CONSTRUCTION OF A STRUCTURE GREATER THAN 750,000 SQUARE EET IN PA-1, THEN PA-1 MAY BE INCREASED UP TO 50% OF ITS ACREAGE AS DESIGNATED HEREIN, AND (1) A-3, SHALL BE MODIFIED BY MOVING ITS BORDERS SO AS TO PRESERVE THE OVERALL ACREAGE OF PA-3 AS ESIGNATED HEREIN WITH A MINIMUM LOT DEPTH OF 290 FEET, AND (2) THE ACREAGE OF PA-2 MAY E ECREASED IN PART OR IN ITS ENTIRETY TO ALLOW FOR THE MODIFICATION TO PA-3 AND PA-1, PROVIDED DWEVER, THAT SAID STRUCTURE'S LOCATION WITHIN PA-1 IS LOCATED AS FAR TO THE SOUTHEAST AS IS EASONABLY PRACTICABLE TO MINIMIZE MODIFICATIONS TO PA-3.

DMINISTRATIVE APPROVAL OF A PLANNING AREA ACREAGE MODIFICATION SHALL NOT RESULT IN A EASE TO THE BUFFERING ALONG THE RMANWR OR ALLOW ANY STRUCTURES TO BE LOCATED WITHIN THE OPLAIN.

EVELOPMENT OF LAND USES WITHIN THE PUD ZONE DOCUMENT PLANNING AREAS WILL ADHERE TO CITY OVED DESIGN STANDARDS AND GUIDELINES AS ADOPTED OR AMENDED.

WING THE INTENT OF THE PRAIRIEWAYS ACTION PLAN, LAND FOR A TRAIL ALONG SECOND CREEK WILL BE CATED TO THE CITY FOR FUTURE CONSTRUCTION OF THE TRAIL. THE EXACT LOCATION, DEVELOPMENT TS AND PHYSICAL PARAMETERS OF THIS TRAIL WILL BE AGREED UPON BETWEEN THE CITY AND OPER AT THE TIME OF THE SUBDIVISION DURING THE PUD PERMIT PROCESS AND AT THE TIME OF THE PLAT.

CTURES LOCATED IN PLANNING AREA 4 SHALL BE SETBACK A MINIMUM OF 100' FROM THE EXISTING SECOND K TOP OF BANK.

ETBACKS MEASURED FROM THE PLATTED PROPERTY LINE.

JILDING SETBACKS ARE MEASURED FROM THE BUILDING FOUNDATION WALL TO THE PROPERTY LINE. 3, WALKS, SCREEN WALLS, AND TRASH ENCLOSURES ARE EXCLUDED FROM THE SETBACK RESTRICTIONS E. GAS PUMPS AND/OR ASSOCIATED CANOPIES SHALL BE SETBACK A MINIMUM OF 18' FROM ANY PROPERTY

ROPERTY OWNER'S ASSOCIATION(S), METRO DISTRICT, OR PROPERTY OWNER WILL MAINTAIN DETENTION, R QUALITY AND/OR RETENTION AREAS.

EQUIREMENTS NOT ADDRESSED IN THIS PUD ZONE DOCUMENT SHALL MEET THE REQUIREMENTS OF THE OF COMMERCE CITY ZONING ORDINANCE, AS ADOPTED OR AMENDED.

CCESS POINTS TO ARTERIAL ROADWAYS ARE SUBJECT TO APPROVAL BY THE CITY ENGINEER.

CCESS POINTS TO NON-ARTERIAL ROADWAYS SHOWN ON THIS PLAN ARE CONCEPTUAL IN NATURE, AND BE SUBJECT TO APPROVAL BY THE CITY ENGINEER WHEN DEVELOPMENT OCCURS.

IL AND GAS OPERATIONS CONDUCTED ON THE SUBJECT PROPERTY WILL BE IN COMPLIANCE WITH CABLE LAWS AND REGULATIONS, INCLUDING COLORADO OIL AND GAS CONSERVATION COMMISSION LATIONS AND CITY OF COMMERCE CITY REGULATIONS, PERTAINING TO FENCING, PAINTING OF TANKS AND ENANCE OF SURFACE AREAS AND EQUIPMENT, AS MODIFIED BY ANY APPLICABLE SURFACE USE EMENTS.

EVELOPMENT WITHIN THE NEXUS NORTH AT DIA BOUNDARIES MUST FOLLOW THE STANDARDS AND LINES SET FORTH IN THE SEPARATE DOCUMENT NAMED "NEXUS NORTH AT DIA DESIGN STANDARDS AND LINES AS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR". STANDARDS NOT CONTAINED WITHIN EXUS NORTH AT DIA STANDARDS AND GUIDELINES WILL DEFAULT TO THE COMMERCE CITY DESIGN DARDS.

TE ROADS ARE REQUIRED TO MEET THE CITY OF COMMERCE CITY STANDARDS

SHEET

COVER SHEET **PROJECT DESIGN** EXISTING CONDIT LAND USE SCHEM LAND USE TABLE & ALLOWABLE USES PROPOSED STREET CROSS-SECTIONS

AS FOLLOWS:

STATE OF COUNTY OF

CITY OF OF _____, AD 20____

BY (SEAL):

MY COMMISSION EXPIRES

NOTARY PUBLIC

CITY APPROVAL CERTIFICATE:

APPROVAL BY THE CITY OF COMMERCE CITY PLANNING COMMISSION THIS _____ DAY OF _____, 20____

CHAIRPERSON

THIS _____ DAY OF ____, 20____

CITY CLERK

MAYOR

SHEET NUMBER

AND INTENT	
IONS	
ATIC	
& PRIMARY BULK STANDARDS TABLE	
3	
T CROSS-SECTIONS	

TOTAL LAND AREA:

7,406,110 SQUARE FEET = 170.021 ACRES

NOTARIZATION CERTIFICATE:

THE SIGNATURE OF THE OWNER SHALL BE NOTARIZED AND WORDED

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS DAY

APPROVAL BY THE CITY COUNCIL OF THE CITY OF COMMERCE CITY

Consilium Design LAND PLANNING AND LANDSCAPE ARCHITECTURE 2755 SOUTH LOCUST ST, SUITE 236 DENVER, CO 80222 TEL 303.224.9520 FAX 303.224.9524 www.consiliumdesign.com COPYRIGHT © BY CONSILIUM DESIGNTHESE PLANS AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY THE LANDSCAPE ARCHITECT AND TO BE USED SOLE OR THE PROJECT SHOWN, AND MAY NOT UPLICATED, DISCLOSED OR REPRODUCED WITHOUT RITTEN CONSENT OF CONSILIUM DESIGN NEXUS NORTH OWNER, LLC 2750 E. 146TH ST. SUITE 200 CARMEL, IN 46033 P: 317-669-6000 Z DIA CO \bigcirc TĂT, \frown т U \square 'nШ NOF Ш EXUS Ζ O ΞÖ N \square \supset Ω SUBMITTAL / REVISIONS: CITY SUBMITTAL • June 12, 2018 RESUBMITTAL PER COMMENTS • Oct. 8, 2018 RESUBMITTAL PER COMMENTS • Dec. 21, 2018 RESUBMITTAL PER COMMENTS • Feb. 25, 2019 AMENDMENT 🛆 • Sept. 27, 2019 AMENDMENT 🖄 • Jan. 05, 2021 AMENDMENT 🖄 • Oct. 12, 2022 COVER SHEET

STATEMENT OF PROJECT INTENT:

NEXUS NORTH AT DIA IS A PROPOSED 170 ACRE PLANNED DEVELOPMENT THAT WILL SERVE AS A REGIONAL, COMMUNITY EMPLOYMENT AND COMMERCIAL 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

NEXUS NORTH AT DIA 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 NORTHEAST AREA OF THE PROPERTY. PRESERVING AND ENHANCING THE SECOND CREEK CORRIDOR PROVIDES A VISUA AND FUNCTIONAL AMENITY THAT WILL REINFORCE COMMUNITY AND REGIONAL CONNECTIVITY.

PLANNING AREAS 1-3 ARE LOCATED IN THE I-1 LIGHT INDUSTRIAL. OFFICE AND FLEX CAMPUS CLASSIFICATION WHICH MAY INCLUDE A VARIETY OF OFFICE. OFFICE/FLEX. LIGHT INDUSTRIAL DISTRIBUTION AND GREEN INDUSTRY USES.

PLANNING AREA 4 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 AREAS 1-3 AND THE SECOND CREEK TRIBUTARY OPEN SPACE AND TRAIL CORRIDOR. DRAINAGE FACILITIES SUCH AS DETENTION PONDS MAY BE LOCATED IN THIS PLANNING AREA.

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.

NEXUS NORTH AT DIA IS PLANNED AS A MULTI-USE COMMERCIAL AND EMPLOYMENT CENTER OF COMPLIMENTARY 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:

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

MULTI-USE COMMERCIAL AND EMPLOYMENT CENTERS

CREATE A MULTI-USE EMPLOYMENT CENTER THAT CAN ACCOMMODATE MULTIPLE 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
- NEXUS NORTH AT DIA AND ADJACENT PROPERTIES. - ESTABLISH SAFE AND COMFORTABLE PEDESTRIAN CONNECTIONS TO THE SECOND CREEK
- GREENWAY. CREATE WALKABLE COMMERCIAL AND EMPLOYMENT CENTERS.
- REINFORCE PEDESTRIAN CONNECTIONS BETWEEN DEVELOPMENT PARCELS.

PRESERVE AND ENHANCE NATURAL SYSTEMS

- PRESERVE THE SECOND CREEK CORRIDOR
- PROVIDE PEDESTRIAN CONNECTIONS FROM ADJACENT PLANNING AREA TO THE SECOND CREEK CORRIDOR, E. 88TH AVE, AND BUCKLEY ROAD TRAIL
- UTILIZE ARCHITECTURE AND LANDSCAPE ARCHITECTURE TO REINFORCE EDGES AND SPACES.

PEDESTRIAN-ORIENTED STREETSCAPES

- CREATE STREETSCAPES FOR NEXUS NORTH AT DIA 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 NEXUS NORTH AT DIA.

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.

ENGINEER:

BECKNELL INDUSTRIAL

- CONTACT: MATT GARVER
- 120 EAST BURLINGTON AVENUE

LA GRANGE, ILLINOIS 60525

PHONE: 708.443.9300

NEXUS NORTH AT DIA PUD ZONE DOCUMENT AMENDMENT NO. 3

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

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

SITE PLANNING, OPEN AREAS, PEDESTRIAN AND BICYCLE CIRCULATION, LANDSCAPING, ARCHITECTURE, AND SIGNAGE AND LIGHTING ELEMENTS FOR THE DEVELOPMENTS. THE DEVELOPER-FORMULATED DESIGN STANDARDS MUST RECEIVE APPROVAL BY THE DIRECTOR OF COMMUNITY DEVELOPMENT FOR IMPLEMENTATION.

DESIGN STATEMENTS ARE PREPARED FOR NEXUS NORTH AT DIA TO ENSURE THAT THE INTEGRATED PLANNING PRINCIPLES OUTLINED ABOVE ARE ACHIEVED WITHIN EACH DESIGN ELEMENT AND PREPARED TO REINFORCE A UNIFORM AND HARMONIOUS CHARACTER FOR NEXUS NORTH AT DIA. 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 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 WILDLIFE REFUGE LOCATED ON THE WEST OF PLANNING AREAS 1 AND 3.

OPEN AREAS. PEDESTRIAN AND BICYCLE CIRCULATION

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:

INTENT:

INTENT:

TO MITIGATE THE VISUAL IMPACT OF LARGE BUILDING AND EXPANSIVE PARKING LOTS. 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. REFER TO THE NEXUS NORTH DIA DESIGN STANDARDS AND GUIDELINES.

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 COMPLIMENTARY 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. REFER TO THE NEXUS NORTH DIA DESIGN STANDARDS AND GUIDELINES.

SIGNAGE AND LIGHTING

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. TO MINIMIZE OFF-SITE LIGHT IMPACTS AND ACCENTUATE DESIGN FEATURES OF THE SITE AND ARCHITECTURE. REFER TO THE NEXUS NORTH DIA DESIGN STANDARDS AND GUIDELINES.

STATEMENT OF EXISTING AMENITIES:

THE EXISTING SITE LACKS FEW NOTABLE AMENITIES. IN ITS CURRENT STATE, THE SITE IS AN OPEN FIELD OF LOW GRASSES FENCED AROUND ITS PERIMETER. THE MOST NOTABLE FEATURE IS SECOND CREEK IN THE NORTH EAST CORNER OF THE PROPERTY AND THE EXISTING BUCKLEY ROAD TRAIL ALONG 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 BUILT IN SEVERAL PHASES, MOVING FROM SOUTH TO NORTH.

STATEMENT OF UNIQUE FEATURES OF THE **DEVELOPMENT:**

THE PROPOSED DEVELOPMENT WILL BUILD UPON THE DIA TECH CENTER CREATING AN EMPLOYMENT CENTER WITH A MIX OF AIRPORT RELATED LAND USES INCLUDING WAREHOUSES FLEX SPACE, LIGHT MANUFACTURING, OFFICE, DISTRIBUTION, AND RETAIL, THE PROJECT WILL CONNECT TO TWO GREAT OPEN SPACES: THE ROCKY MOUNTAIN ARSENAL WILDLIFE REFUGE AND THE SECOND CREEK OPEN SPACE. THE PROPOSED DEVELOPMENT WILL MAINTAIN NATURAL DRAINAGE SYSTEMS AND WILL INCORPORATE ON-SITE STORM WATER DETENTION AND WATER QUALITY IMPROVEMENTS.

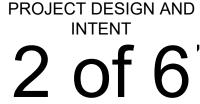
STATEMENT OF EXISTING CHALLENGES FOR THE DEVELOPMENT:

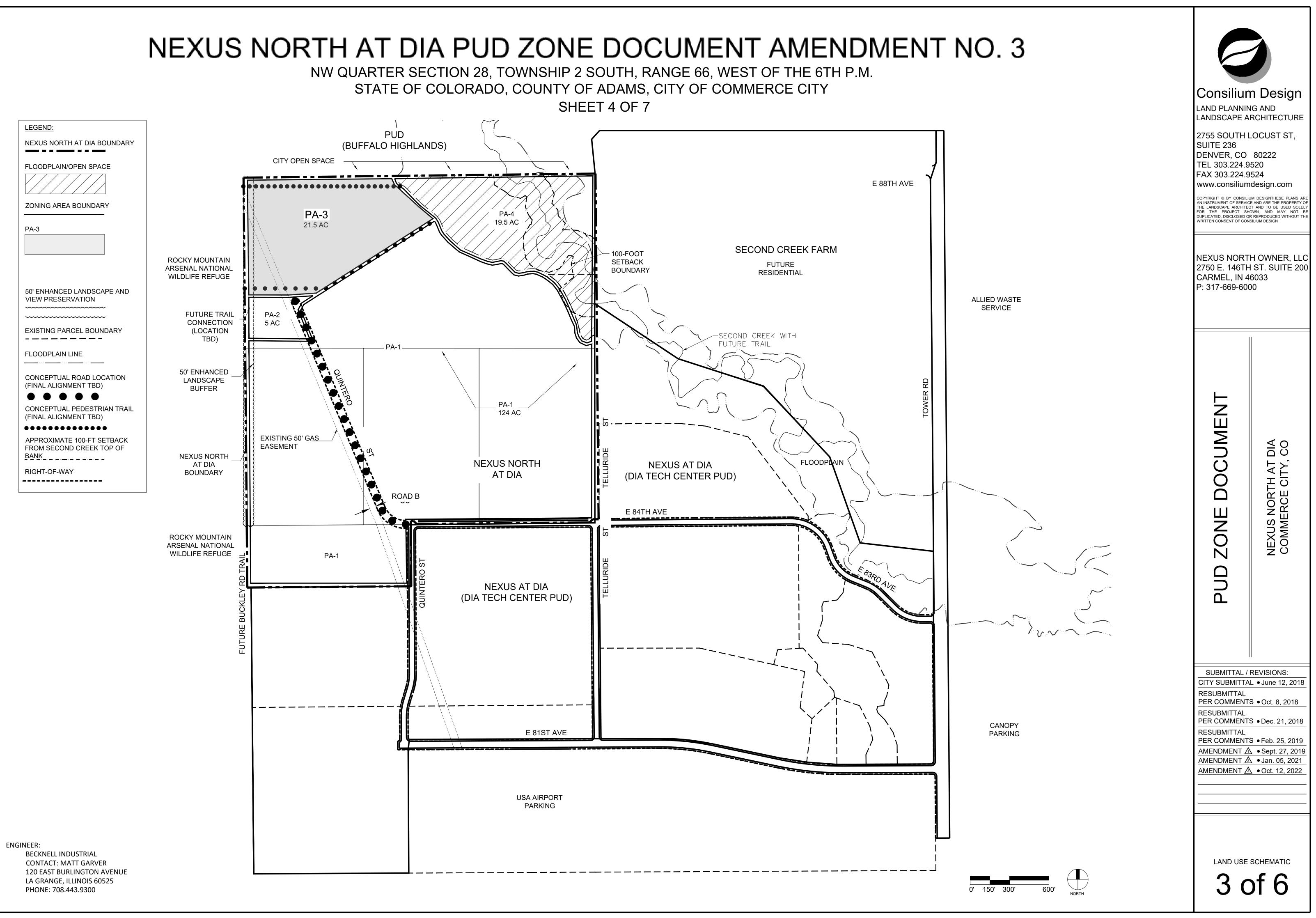
THERE ARE NO ECOLOGICAL SITE CONSTRAINTS OR LAND USE CONDITIONS THAT WOULD KEEP THIS PARCEL FROM BEING DEVELOPED. THERE IS AN EXISTING PUBLIC SERVICE EASEMENT CONTAINING TWO HIGH PRESSURE GAS LINES WHICH FUTURE DESIGN WILL ACCOMMODATE. THE PARCEL IS IN THE SECOND CREEK DRAINAGE BASIN, WHICH HAS A MAPPED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

STATEMENT OF COMPLIANCE WITH COMPREHENSIVE GOALS & POLICIES:

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 (11) 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.

AN INSTRUMENT OF SERVICI THE LANDSCAPE ARCHITEC FOR THE PROJECT SHO DUPLICATED, DISCLOSED OF WRITTEN CONSENT OF CONS	IG AND RCHITECTURE LOCUST ST, 80222 520 524 design.com M DESIGNTHESE PLANS ARE E AND ARE THE PROPERTY OF T AND TO BE USED SOLELY DWN, AND MAY NOT BE REPRODUCED WITHOUT THE SILLUM DESIGN H OWNER, LLC ST. SUITE 200 6033
PUD ZONE DOCUMENT	NEXUS NORTH AT DIA COMMERCE CITY, CO
RESUBMITTAL PER COMMENTS RESUBMITTAL PER COMMENTS RESUBMITTAL PER COMMENTS	L • June 12, 2018 S • Oct. 8, 2018 S • Dec. 21, 2018 S • Feb. 25, 2019 S • Sept. 27, 2019 S • Jan. 05, 2021





LAND USE TABLE					
PLANNING AREA	USE*	SIZE (ACRES)	PERCENT OF TOTAL (GROSS)		
PA-1	I-1, Light-intensity Industrial, Office and Flex Campus (Highest Intensity Uses)	124	73%		
PA-2	I-1, Light-intensity Industrial, Office and Flex Campus (Medium Intensity Uses)	5	4%		
PA-3	I-1, Light-intensity Industrial, Office and Flex Campus (Lowest Intensity Uses)	21.5	12%		
PA-4	Floodplain/Open Space/Detention/Draina ge/On Site Improvements Excluding Building Pads	19.5	11%		
	* SE	E USES CHAR	T ON SHEET 6		

PRIMARY STRUCTUR	KE BULK STAN	IDARDS							
PLANNING AREA	MAXIMUM BUILDING HEIGHT	MINIMUM LOT SIZE	MINIMUM LOT FRONTAGE	MINIMUM FRONT SETBACK (SEE NOTE 1)	MAXIMUM FRONT SETBACK (SEE NOTE 1)	MINIMUM SIDE SETBACK (SEE NOTE 1)	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"	NA /3	15'-0"	15'-0"	20'-0"	0.15
PA-4 (SEE NOTE 4 AND 5)	NA	NA	NA	NA	NA	NA	NA	NA	NA

ENGINEER:

BECKNELL INDUSTRIAL CONTACT: MATT GARVER **120 EAST BURLINGTON AVENUE** LA GRANGE, ILLINOIS 60525 PHONE: 708.443.9300

NEXUS NORTH AT DIA PUD ZONE DOCUMENT AMENDMENT NO. 3

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:

- 1. SPECIFIC BULK STANDARDS NOT ADDRESSED BY THIS PUD ZONE DOCUMENT SHALL BE GOVERNED BY THE COMMERCE CITY LAND DEVELOPMENT CODE AS THOSE STANDARDS MAY BE ADOPTED OR AMENDED.
- 2. ACCESS SHOWN IN THIS PUD ZONE DOCUMENT IS PRELIMINARY AND SUBJECT TO FINAL APPROVAL BY THE CITY'S PUBLIC WORKS DEPARTMENT.
- 3. ANY DRAINAGE AREAS CONTAINED IN THIS DEVELOPMENT ARE SUBJECT TO FINAL APPROVAL BY THE CITY'S PUBLIC WORKS DEPARTMENT
- 4. A MODIFICATION IN THE ACREAGE OF THE PLANNING AREAS MAY BE ADMINISTRATIVELY APPROVED IN THE DISCRETION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT IF DETERMINED TO BE CONSISTENT WITH THE PURPOSES AND INTENT OF THIS PUD AS STATED HEREIN, AND ONLY AS DESIGNATED AND LIMITED AS FOLLOWS:
- 4.a. PA-1 MAY BE INCREASED BY UP TO 6% OF ITS ACREAGE AS DESIGNATED HEREIN. PA-1 MAY BE DECREASED BY UP TO 6% OF ITS ACREAGE AS DESIGNATED HEREIN
- 4.b. PA-2 MAY BE INCREASED BY UP TO 15% OF ITS ACREAGE AS DESIGNATED HEREIN. PA-2 MAY BE DECREASED BY UP TO 15% OF ITS ACREAGE AS DESIGNATED HEREIN. 4.c. PA-3 MAY BE INCREASED BY UP TO 15% OF ITS ACREAGE AS DESIGNATED HEREIN. PA-3
- MAY BE DECREASED BY UP TO 15% OF ITS ACREAGE AS DESIGNATED HEREIN. 4.d. IF, IN ORDER TO ALLOW FOR THE ACTUAL CONSTRUCTION OF A STRUCTURE GREATER THAN 750,000 SQUARE FEET IN PA-1, THEN PA-1 MAY BE INCREASED UP TO 50% OF ITS ACREAGE AS DESIGNATED HEREIN, AND (1) PA-3, SHALL BE MODIFIED BY MOVING ITS BORDERS SO AS TO PRESERVE THE OVERALL ACREAGE OF PA-3 AS DESIGNATED HEREIN WITH A MINIMUM LOT DEPTH OF 290 FEET, AND (2) THE ACREAGE OF PA-2 MAY BE DECREASED IN PART OR IN ITS ENTIRETY TO ALLOW FOR THE MODIFICATION TO PA-3 AND PA-1, PROVIDED HOWEVER, THAT SAID STRUCTURE'S LOCATION WITHIN PA-1 IS LOCATED AS FAR TO THE SOUTHEAST AS IS REASONABLY PRACTICABLE TO MINIMIZE MODIFICATIONS TO PA-3.

ANY ADMINISTRATIVE APPROVAL OF A PLANNING AREA ACREAGE MODIFICATION SHALL NOT RESULT IN A DECREASE TO THE BUFFERING ALONG THE RMANWR OR ALLOW ANY STRUCTURES TO BE LOCATED WITHIN THE FLOODPLAIN

PRIMARY STRUCTURE BULK STANDARD NOTES:

- 1. SETBACKS SHALL BE MEASURED FROM THE FOUNDATION OF THE STRUCTURE TO THE PROPERTY LINE. STEPS, WALKS, SCREEN WALLS, AND TRASH ENCLOSURES ARE EXCLUDED FROM THE SETBACK RESTRICTIONS GAS PUMPS AND/OR ASSOCIATED CANOPIES SHALL BE SETBACK A MINIMUM OF 18' FROM ANY PROPERTY LINE.
- 2. ALL MEASUREMENTS ARE IN FEET OR SQUARE FEET UNLESS OTHERWISE NOTED.
- 3. ACCESSORY BULK STANDARDS SHALL CONFORM TO THE PRIMARY STRUCTURE STANDARDS. 4. ANY STRUCTURE IN PA-4 WILL BE REVIEWED AND APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR AND WILL MEET PUBLIC ZONE DISTRICT STANDARDS UNLESS
- OTHERWISE APPROVED. 5. STRUCTURES LOCATED IN PLANNING AREA PA-3 AND PA-4 SHALL BE SETBACK A MINIMUM OF
- 100' FROM THE SECOND CREEK TOP OF BANK.

LAND PLANNIN LANDSCAPE A 2755 SOUTH I SUITE 236 DENVER, CO TEL 303.224.9 FAX 303.224.9 FAX 303.224.9 WWW.consilium COPYRIGHT © BY CONSILI AN INSTRUMENT OF SERVIC THE LANDSCAPE ARCHITE FOR THE PROJECT SH DUPLICATED, DISCLOSED O WRITTEN CONSENT OF CON	RCHITECTURE LOCUST ST, 80222 520 524 design.com UM DESIGNTHESE PLANS ARE E AND ARE THE PROPERTY OF CT AND TO BE USED SOLELY OWN, AND MAY NOT BE R REPRODUCED WITHOUT THE ISILIUM DESIGN				
PUD ZONE DOCUMENT	NEXUS NORTH AT DIA COMMERCE CITY, CO				
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PRIMARY BUL TAI	LAND USE TABLE AND PRIMARY BULK STANDARDS TABLE 4 of 6				

	ALLOWABLE USES					
						PLANNING AREAS
ALLOWABLE LAND USE CLASSIFICATIONS						Retail Establishments
R=Allowed By Right						
P=Use By Permit						
C=Conditional Use						
NA=Use Not Allowed						
R-A= Use By Right, Accessory Only						
						Vehicle/Equipment Sales & Services
		ALLO	WABLE US	SES BY		
USE CLASSIFICATION	USE TYPE		ANNING A			
AGRICULTURAL USES		PA-1	PA-2	PA-3	PA-4	
Horticulture & Nurseries	Community garden	Р	Р	Р	Р	
	Greenhouse/nursery/tree production (with no outdoor storage)	R	R	R	R	
COMMERCIAL USES		PA-1	PA-2	PA-3	PA-4	
	Sexually oriented businesses					
Adult Businesses	Animal boarding (indoor/outdoor kennels) and training	NA	NA	NA	NA	
Animal Services	Doggie day care centers	Р	P	P	NA	-
		Р	P	Р	NA	
	Veterinary offices or clinics Antennas for commercial/industrial use accessory to principle	R	R	R	NA	Visitor Accommodations
Antennas	use	R-A	R-A	R-A	R-A	OFFICE FLEX
	Cell Towers	R	R	R	R	Office Flex
	Radio or television broadcasting offices	R	R	R	NA	
Building Materials & Services (retail)	All other similar uses (plumbing, electrical, lumber & building equipment without outdoor storage)	R	R	R	NA	
	Landscape equipment, hardscape materials (without outdoor					Auction House or Yard
	storage) Bar, tavern, night club	R	R	R	NA	Contractor Operations
Eating & Drinking Establishments		R	R	R	NA	
	Brewpub	R	R	R	NA	Manufacturing, Food
	Catering services	R	R	R	NA	
	Restaurant with drive-thru/up	R	R	R	NA	
	Restaurant without drive-thru/up	R	R	R	NA	
	Tasting room	R	R	R	NA	
Financial Institutions	Bank or financial institution	R	R	R	NA	
Food & Beverage Sales	Convenience store/grocery store (<5,000 sf)	R	R	R	NA	
	Grocery store (>5,000 sf)	R	R	R	NA	
	Liquor store	R	R	R	NA	
	All other similar uses (e.g., delicatessen, retail bakery, specialty food market, coffee shop)	R	R	R	NA	
Fuel Sales	Fuel sales with no vehicle repair (accessory use only)	R-A	R	R	NA	
	Fuel sales with minor vehicle repair (accessory use only)	R-A	R	R	NA	Manufacturing, Machinery
	Fuel sales with major vehicle repair (accessory use only)	R-A	P	P	NA	
	Natural gas fuel sales (accessory use only)	R-A	R	R	NA	
	Natural gas fuel sales for trucks (accessory use only)	NA		NA		
			NA		NA	
Funeral & Internment Services	Funeral home Business or professional (including medical/dental office/clinics)	R	R	R	NA	
Office	Courier services	R	R	R	NA	Manufacturing, Metal
	Office Campus	R	R	R	NA	
		R	R	R	NA	
	Massage therapy office/clinics	R	R	R	NA	Manufacturing, Oil and Gas
	Substance abuse treatment facility, Inpatient Residential	С	C	C	NA	Manufacturing, Textile
	Substance abuse treatment facility, outpatient clinic	R	R	R	NA	Manufacturing, Wood Product
Personal Services	Instructional services, studios	R	R	R	NA	
	Temporary/day labor facilities/offices	NA	NA	NA	NA	
	Bail bonds	Р	Р	Р	NA	Marijuana Uses
	All other similar uses	R	R	R	NA	
Recreation or Amusement Facilities, Private	Bingo establishments/social gaming outlet/performance centers	R	R	R	NA	
	Bowling, billiards, movie theaters & similar uses	R	R	R	NA	
	Health clubs	R	R	R	NA	
	Outdoor recreation	R	R	R	R	
	Race track (animal or vehicle)	NA	NA	NA	NA	
Repair Services (not including vehicles)	Furniture or major household appliance repair	R	R	R	NA	1
	All other similar uses	R	R	R	NA	Motion Picture and Video Industry
	1					J

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SHEET 6 OF 7

	PA-1	PA-2	PA-3	PA-4
Flea markets (indoor/outdoor)	NA	NA	NA	NA
Machinery sales, excluding truck trailers, heavy equipment, and farm machinery	R	R	R	NA
Pawn shop	Р	Р	Р	NA
Retail business store <25,000 sf	R	R	R	NA
Retail business store >25,000 sf	R	R	R	NA
Tattoo parlor	R	R	R	NA
Thrift/consignment store	R	R	R	NA
Automobile rentals	NA	NA	NA	NA
Automobile washing facility	R	NA	NA	NA
Limited moving truck (, 30 feet)/equipment self-rental facilities	NA	NA	NA	NA
Major equipment repair				
	R	NA	NA	NA
Motor vehicle dealer/sales, new and used automobiles < 3 acres	NA	NA	NA	NA
Motor vehicle dealer/sales, new and used automobiles > 3 acres Motor vehicle dealer/sales, new and used RV's, trailers, and	NA	NA	NA	NA
campers	NA	NA	NA	NA
Tire shop	R	NA	NA	NA
Towing services without impound yard	NA	NA	NA	NA
Vehicle repair, major (includes auto body repair, paint shops, and incidental sales or parts)	Р	NA	NA	NA
Vehicle repair, minor	R	NA	NA	NA
Hotel or motel lodging establishments	R	R	R	NA
	PA-1	PA-2	PA-3	PA-4
Office flex	R	R	R	NA
	PA-1	PA-2	PA-3	PA-4
Auction house (inside)	Р	NA	NA	NA
Building, developing, general contracting (no outdoor storage)	R	R	R	NA
Special trade contractors (no outdoor storage)	R	R	R	NA
Bakeries, pasta and tortilla manufacturing	R	R	R	NA
Beverage manufacturing	R	R	R	NA
Brewery	Р	Р	Р	NA
Dairy product manufacturing	R	R	R	NA
Distillery	R	R	R	NA
Fruit and vegetable preserving, and specialty food manufacturing	R	R	R	NA
Meat products, packaging & processing (no slaughtering)	R	R	R	NA
Microbrewery	R	R	R	NA
Micro-winery	R	R	R	NA
Other food manufacturing	R	R	R	NA
Winery	R	R	R	NA
Commercial and service industry machinery manufacturing	R	R	R	NA
Computer and electronic product manufacturing	R	R	R	NA
Electrical equipment, appliance and component manufacturing	R	R	R	NA
Furniture and related product manufacturing	R	R	R	NA
Metalworking machinery	R	R	R	NA
Miscellaneous manufacturing	R	R	R	
Cutlery and hand tool manufacturing				
Machinery shops, turn products; screw, nut, and bolt	R	R	R	NA
manufacturing	R	R	R	NA
Support activities for oil and gas operations (pipelines, etc)	Р	с	С	NA
Apparel manufacturing	R	R	R	NA
Basket and hamper (wood, reed, rattan, etc.) manufacturing	R	R	R	NA
Box and crate manufacturing	R	R	R	NA
Wood product manufacturing	R	R	R	NA
Medical marijuana center	NA	NA	NA	NA
Medical marijuana infused product manufacturer	NA	NA	NA	NA
Optional premises cultivation operation	NA	NA	NA	NA
Primary caregiver	NA	NA	NA	NA
Retail marijuana cultivation facility	NA	NA	NA	NA
Retail marijuana product manufacturing facility	NA	NA	NA	NA
Retail marijuana store	NA	NA	NA	NA
Retail marijuana testing facility	NA	NA	NA	NA
Motion picture and video industry	R	R	R	NA
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Above pound scraps and or graps and grap						
Printing and Publishing Printing and exalual support activities R	Outdoor Storage (See Note 4 and 5)		R-A	NA	NA	NA
Notional phonety R R R R Research and Development Services Re-matcall AL, Tharanacallota, Divar Ausdal Man Annihy R R R R Teding informations, motional R R R R R Teding informations, motional R R R R R Targe and behavious, motional R N NA NA Trady Transportation Services Transportation for phonet paramergan relative available. R NA NA Trans areas (concentration) RA NA NA NA Trans areas (concentration) R R R R Trans areas (concentration) R R R R Mater analysis and avainates areas and avaination of the factor analysis R C NA Mater analysis and avainates and avaination of the factor analysis R C NA Mater analysis and avainations and avaination and stratigning, excluding avainations areas and avaination avaination of the factor analysis R R Mater analysis and avainations areas and avaination of the factor analysis R R R Mater analysis and avainations areas and avaination of the factor analysis R R R Mater analysis and avainatavaination of			R-A	NA	NA	NA
Biology and Biovelogy Diversion Part of the state of	Printing and Publishing		R	R	R	NA
documin No. N N N N Taring introcoside, marical R NA NA<		Publishing industry	R	R	R	NA
Isong information, monital R R R R Targing information, monital R R R R Track and forthwise R NA NA NA Track and forthwise R NA NA NA Track and for molany R NA NA NA Track and for molany R NA NA NA Track and for molany R NA NA NA Macheorating & Distribution Data Core R NA NA Macheorating and complex constructure of the constructu	Research and Development Services	Bio-medical, Pharmaceutical, Other Medical Manufacturing	R	R	R	NA
Terding laboratories, incrimedical R NA		Scientific R&D services	R	R	R	NA
Track and sectional uses N N N N Track Transportation Services Transportation services R NA NA Track and (numbral gas safes) faccesory use only) R NA NA NA Watch only and gas safes) faccesory use only) RA NA NA NA Watch only and gas safes) faccesory use only) RA NA NA NA Watch only and gas safes) faccesory use only) RA NA NA NA Watch only and gas safes) faccesory use only R C NA NA Watch only and gas safes) faccesory use only R C NA NA Watch only and gas safes) faccesory use only R C NA NA Watch only and gas and software interval and shiphing, excluding action only conly and safes factor action action on action		Testing laboratories, medical	R	R	R	NA
Transportation Service Transportation service R MA NA NA Tacks see (non-value) R NA NA NA NA Tacks see (non-value) R NA NA NA NA Meanhousing See (non-value) R NA NA NA NA Meanhousing See (non-value) R C NA NA NA Meanhousing See (non-value) R R C NA R Meanhousing See (non-value) R<		Testing laboratories, non-medical	R	R	R	NA
Totic states and service involue passenger monor vehicles R NA NA Tota dates (privately decrement value) R NA NA Totak alse (privately decrement value) R R R R R Warehousing & Distribution Disa Center R		Trade and technical uses	R	R	R	NA
mode realizes R NA NA NA Tack state (not state) R NA NA NA Atrahossing A Distribution Data Cell (not state) R R R R R R Handberd monig center R C NA Index states (scorestory use only) R C R <td>Truck/Transportation Services</td> <td>Transportation terminal</td> <td>R</td> <td>NA</td> <td>NA</td> <td>NA</td>	Truck/Transportation Services	Transportation terminal	R	NA	NA	NA
Tuck kade (non-tailer) R NA NA NA Watehousing & Distribution Data Centre R C NA Intermediate the control optication of the control optication optication of the control optication o			R	NA	NA	NA
Wanhousing & Distribution Data Cander R R R R Household moning celler R C NA Moor fight transportation lemman and algoping, acaduling collections attange C C NA Ministange and watchouse without authout authous attange C C NA Ministange and watchouse without authous attange R C NA Ministange and watchouse without authous extending R C NA Ministange and watchouse without authous extending R R R Ministange and watchouse without authouse extendintinent R C NA Ministange and watchouse without authouse extendintinents R R R R Ministange and watchouse and extending authouse could watchouse could watchouse attange authouse and extending authouse attange au		Truck sales (non-trailer)	R	NA	NA	NA
Watchousing & Bistribution Data Cantor R R R R Honologing center R C NA Motor height insportation torning center R C NA Mini statings and watchouse will-out studion staruge C C NA Mini statings and watchouse will-out studion staruge R C NA Mini statings and watchouse will-out studion staruge R C NA Motor height insportation will out studion staruge R R R R Motor height insportation will out studion staruge R R R R Motor height insportation will out studion staruge R R R R Motor height insportation will out studion staruge R R R R Motor height insportation will out studion staruge R R R R Motor height insportation with outshoade R R R R Motor height insportation with outshoade R R R R Motor height insportation with outshoade R R R R Motor height insportation with outshoade R R R R Motor height insportation with outshoade R R R		Truck stop (natural gas sales) (accessory use only)	R-A	NA	NA	NA
Hooshold moving cather R C NA Note hulf temperature leminal and stipping, excluding R C NA Ministrings and variabules without outdoor storago C C NA Ministrings and variabules without outdoor storago R C NA Ministrings and variabules without outdoor storago R C NA Ministrings and variabules with variabules outdoor storago R C NA Ministrings and variabules general R R R R Ministrings and variabules general R R R R Cocora and instanting action exploring and singly dualies R R R R Cocora and instanting schildhments installing R R R R Munchanes and dualitations (notading warehouse classing R R R R Vitroesale elastichimets installing R R R R Vitroesale elastichimets installing warehouse classing R R R R Vitroesale elastichimets installing warehouse classing R R R R Vitroesale elastichimets installing warehouse classing R R R R Vitroesale elastres installing warehouse classing R	Warehousing & Distribution					NA
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Ministrage and vanchousing C C C NA Produce storage and vanchousing R C R C Relations is conjunction with vanchouse establishment R C R R Relations is conjunction with vanchouse establishments R R R R R Molessale Establishments (including) Ruiding materials, garden equipment, and supply dealers R						
Produce storage and warehousing R C R Retail alse in conjunction with warehouse stabilitionent R C R Warehousing and aborage, general R R R R Warehousing and aborage, general R R R R R Concorp and related products wholesale R R R R R Concorp and related products wholesale R R R R R R Warehousing and wholesaling stabilishments stabilishments R						NA
Relial sates in conjunction with waterhouse establishment R C R Waterhouing and storage, general R R R R Pool production R R R R R Pool production R R R R R R Real asses in conjunction with weblewise R	A					NA
Maneboasing and storage. general R C R Monolesatic Establishments (including Cossesy offices) Euding materials, garden equipment, and supply dealers R <td></td> <td></td> <td></td> <td></td> <td></td> <td>NA</td>						NA
Windersale Stabilization nate (including accessary office) R						NA
bacessary office) Bit in graduation, and supply dealers R			R	<u>с</u>		NA
Grocery and related product wholesailo R R R R Balai sales in conjunction with wholesailo R R R R Warehousing and whitesailing subalitiements excluding workpoives and five animals R C P Windesate estatalisments incidenta to other principal uses R R R R Windesate estatalisments incidenta to other principal uses R R R R PUBLIC, INSTITUTIONAL & CIVIC USES PUBL or private halpson to institutions (including workhouse clubs) R R R R PUBLIC, INSTITUTIONAL & CIVIC USES Public or private halpson to institutions (including workhouse clubs) R R R R PUBLIC, INSTITUTIONAL & CIVIC USES Garage and office for ambulance service R R R R R Club and Lodges Pivate ladge or club R R R R R Club and Lodges Conference Centers R R R R R Condination (whole) R R R R R R Condination (whole) R R R R R R Condination (whole) R R R R R R Con			R	R	R	NA
Retail sales in conjunction with wholesaling R		Food production	R	R	R	R
Work-bound part diversation N<		Grocery and related product wholesale	R	R	R	NA
explosives and live animalsRCPWholesaie establishments incidental to other principal usesRRRRRWholesaie establishments incidental to other principal usesRRRPA32PA3PPUBLIC, INSTITUTIONAL & CIVIC USESPublic or private heliportCCC <t< td=""><td></td><td></td><td>R</td><td>R</td><td>R</td><td>NA</td></t<>			R	R	R	NA
Wholesale houses and distributors (including warehouse clubs) R PA-3 PA			R	с	Р	NA
PUBLIC, INSTITUTIONAL & CIVIC USES PA-11 PA-2 PA-3		Wholesale establishments incidental to other principal uses	R	R	R	NA
Arport/Hellport Public or private heliport C <thc< th=""> C C C</thc<>		Wholesale houses and distributors (including warehouse clubs)	R	R	R	NA
Ambulance Service Garage and office for ambulance service R	PUBLIC, INSTITUTIONAL & CIVIC USES		PA-1	PA-2	PA-3	PA-4
Distance Private lodge or club R R R R Clubs and Lodges Gun club (indoor) R	Airport/Heliport	Public or private heliport	с	с	с	с
Gun club (indoor) R R R R R Community Services Conference Centers R	Ambulance Service	Garage and office for ambulance service	R	R	R	NA
Conference Centers R R R R R R Events center <15,000 sf	Clubs and Lodges	Private lodge or club	R	R	R	NA
Events center <15,000 sf		Gun club (indoor)	R	R	R	NA
Events center >15,000 sf R R R R Day Care Facilities, Adult or Child Child care center R R R R Adult day care center R R R R R Hospitals Hospital R R R R R Outpatient surgical centers R R R R R Public Lands, Parks, and Buildings Library R R R R Public administrative office or service building R R R R Public administrative office or service building R R R R Public administrative office or service building R R R R Public administrative office or service building R R R R Public administrative office or service building R R R R Retigious Institutions Church or religious institution R R R Retigious Institutions Church or neligious institution R R R Educational Facilities Elementary and secondary education schools R R R Transportation Facilities Parivate bustation with repair P NA	Community Services	Conference Centers	R	R	R	NA
Day Care Facilities, Aduit or Child Child care center R R R R Adult day care center R R R R R R Hospitals Hospital R R R R R R Outpatient surgical centers R R R R R R R Public Lands, Parks, and Buildings Library R <td></td> <td>Events center <15,000 sf</td> <td>R</td> <td>R</td> <td>R</td> <td>NA</td>		Events center <15,000 sf	R	R	R	NA
Adult day care center R R R R Hospital Hospital R R R R Outpatient surgical centers R R R R Public Lands, Parks, and Buildings Library R R R R Public Lands, Parks, and Buildings Library R R R R Public park or recreational facilities R R R R R Public stadium, arena, auditorium R R R R R Police or fire station R R R R R R Cher or or religious institution R R R R R Educational Facilities Elementary and secondary education schools R R R R Educational Facilities Private business, trade, and vocation schools R R R R Post secondary colleges and universities C C C C C C C C C C C C C C C C <td></td> <td>Events center >15,000 sf</td> <td>R</td> <td>R</td> <td>R</td> <td>NA</td>		Events center >15,000 sf	R	R	R	NA
Aduit day care center R R R R R Hospital Outpatient surgical centers R R R R Public Lands, Parks, and Buildings Library R R R R R Public Lands, Parks, and Buildings Library R R R R R Public Lands, Parks, and Buildings Library R R R R R Public Lands, Parks, and Buildings Library R R R R R Public dadinistrative office or service building R R R R R Public bark or recreational facilities R R R R R Police or fire station R R R R R R Cher on religious institution R R R R R R Educational Facilities Elementary and secondary education schools R R R R Transportation Facilities Parking garage (accessory use only) R-A R R R <	Day Care Facilities, Adult or Child	Child care center	R		R	NA
Hospital R R R R R R Outpatient surgical centers R R R R R Public Lands, Parks, and Buildings Library R R R R R Public daministrative office or service building R R R R R Public park or recreational facilities R R R R R R Public candimistrative office or service building R R R R R R Public park or recreational facilities R		Adult day care center	R		R	NA
Outpatient surgical centers R R R R Public Lands, Parks, and Buildings Library R R R R Public administrative office or service building R R R R Public park or recreational facilities R R R R Public stadium, arena, auditorium R R R R Police or fire station R R R R Other public facility R R R R Religious Institutions Church or religious institution R R R Educational Facilities Elementary and secondary education schools R R R Private business, trade, and vocation schools R R R R Transportation Facilities Schools of special instruction R R R Private bus station with repair P NA NA Private bus station without repair P NA NA Utilities Electric substation or gas regulator station C C C Utilities Electric substation or gas regulator station C C C Private auto parking lots NA NA NA	Hospitals	Hospital				NA
Public Lands, Parks, and Buildings Library R R R R R R Public administrative office or service building R		Outpatient surgical centers				NA
Public administrative office or service building R R R R R Public park or recreational facilities R	Public Lands, Parks, and Buildings	Library				NA
Public park or recreational facilities R		Public administrative office or service building				NA
Public stadium, arena, auditorium R R R R Police or fire station R R R R R Other public facility R R R R R R Religious Institutions Church or religious institution R R R R R R Educational Facilities Elementary and secondary education schools R R R R R R Private business, trade, and vocation schools R		Public park or recreational facilities				R
Police or fire station R R R R Other public facility R R R R R Religious Institutions Church or religious institution R R R R R Educational Facilities Elementary and secondary education schools R R R R R Private business, trade, and vocation schools R R R R R R Post secondary colleges and universities C		Public stadium, arena, auditorium				R
Other public facility R R R R Religious Institutions Church or religious institution R R R R Educational Facilities Elementary and secondary education schools R R R R Private business, trade, and vocation schools R R R R R Post secondary colleges and universities C C C C C Schools of special instruction R R R R R Transportation Facilities Parking garage (accessory use only) R-A R R Private bus station with repair P NA NA NA Private bus station without repair P NA NA NA Private bus station or gas regulator station C C C C Utilities Electric substation or gas regulator station C C C C Public utility installation C C C C C C C C C C C C C C C C </td <td></td> <td></td> <td></td> <td></td> <td></td> <td>R</td>						R
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ALLOWABLE USES NOTES

- 1. IN THE EVENT THAT A PROPOSED USE IS NOT SPECIFICALLY LISTED IN THE USE TABLE, AN APPLICANT MAY SEEK A WRITTEN INTERPRETATION FROM THE COMMUNITY DEVELOPMENT DIRECTOR THAT THE USE FALLS INTO ONE OF THE LISTED CLASSIFICATIONS IN THE APPLICABLE PLANNING AREA OR IS PROHIBITED.
- 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** ALLOW INCLUDE: CROP GROWING AND LIVESTOCK GRAZING LIMITED TO NO MORE THAN 50 HEAD OF CATTLE OR HORSES AND MUST COMPLY WITH THE COMMERCE CITY LAND DEVELOPMENT CODE AS ADOPTED OR AMENDED.
- 4. OUTDOOR STORAGE CAN BE A MAXIMUM OF 20% OF THE BUILDING FOOTPRINT SQUARE FOOTAGE FOR BUILDINGS UP TO 100,000 SQUARE FOOT BUILDING FOOTPRINT. OUTDOOR STORAGE MAXIMUM FOR BUILDINGS EXCEEDING 100,000 SQUARE FOOT BUILDING FOOTPRINT CAN BE A MAXIMUM OF 10% OF THE BUILDING FOOTPRINT. FOR MULTI-TENANT BUILDINGS, THE OUTDOOR STORAGE MUST BE DIVIDED BY FENCE OR OTHER MEANS, AS DEFINED IN THE CITY LAND DEVELOPMENT CODE, AND DIRECTLY ACCESSIBLE BY EACH TENANT. OUTDOOR STORAGE MUST BE SCREENED FROM VIEW AND WILL BE REVIEWED AS PART OF DEVELOPMENT PLAN SUBMITTAL.
- 5. OUTDOOR STORAGE CAN BE STACKED TO TEN FEET OR THE HEIGHT OF THE SCREENING FENCE, WHICHEVER IS LESS.
- 6. NO RESIDENTIAL USES ALLOWED IN THIS DEVELOPMENT.
- 7. WITHIN THE 100-FOOT TOP OF BANK SETBACK AREA FROM SECOND CREEK NO BUILDING WILL BE PERMITTED. PARKING, LANDSCAPE, DETENTION, STORM DRAINAGE. TRAILS. UTILITIES. CURB AND GETTER, SIDEWALKS, AND STREET LIGHTS AND OTHER TYPICAL SITE IMPROVEMENTS ARE THE ONLY ALLOWABLE USES UNLESS APPROVED BY THE CITY COMMUNITY DEVELOPMENT DIRECTOR.
- 8. ALL USES WITHIN THE FLOODPLAIN WILL REQUIRE AN APPROVED FLOODPLAIN PERMIT IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE, AS ADOPTED OR AMENDED.



Consilium Design LAND PLANNING AND

LANDSCAPE ARCHITECTURE

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

PER COMMENTS	• Dec. 21, 2018
RESUBMITTAL	
PER COMMENTS	• Feb. 25, 2019
	• Sept. 27, 2019
	• Jan. 05, 2021

AMENDMENT **•** Oct. 12, 2022

ALLOWABLE

USES

5 of 6

DEVELOPMENT STANDARD NOTES:

- BY UP TO 6% OF ITS ACREAGE AS DESIGNATED HEREIN
- BY UP TO 15% OF ITS ACREAGE AS DESIGNATED HEREIN.
- BY UP TO 15% OF ITS ACREAGE AS DESIGNATED HEREIN

1. A MODIFICATION IN THE ACREAGE OF THE PLANNING AREAS MAY BE ADMINISTRATIVELY APPROVED IN THE DISCRETION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT IF DETERMINED TO BE CONSISTENT WITH THE PURPOSES AND INTENT OF THIS PUD AS STATED HEREIN, AND ONLY AS DESIGNATED AND LIMITED AS FOLLOWS: 64'-0" R.O.W. 1.a. PA-1 MAY BE INCREASED BY UP TO 6% OF ITS ACREAGE AS DESIGNATED HEREIN. PA-1 MAY BE DECREASED 1.b. PA-2 MAY BE INCREASED BY UP TO 15% OF ITS ACREAGE AS DESIGNATED HEREIN. PA-2 MAY BE DECREASED 40'-0"_IFL/FL 5'-0" **~−6'-0'** 1.c. PA-3 MAY BE INCREASED BY UP TO 15% OF ITS ACREAGE AS DESIGNATED HEREIN. PA-3 MAY BE DECREASED TREE LAWN 1.d. IF, IN ORDER TO ALLOW FOR THE ACTUAL CONSTRUCTION OF A STRUCTURE GREATER THAN 750,000 SQUARE FEET IN PA-1, THEN PA-1 MAY BE INCREASED UP TO 50% OF ITS ACREAGE AS DESIGNATED HEREIN, AND (1) PA-3. SHALL BE MODIFIED BY MOVING ITS BORDERS SO AS TO PRESERVE THE OVERALL ACREAGE OF PA-3 AS DESIGNATED HEREIN WITH A MINIMUM LOT DEPTH OF 290 FEET, AND (2) THE ACREAGE OF PA-2 MAY BE DECREASED IN PART OR IN ITS ENTIRETY TO ALLOW FOR THE MODIFICATION TO PA-3 AND PA-1, PROVIDED HOWEVER, THAT SAID STRUCTURE'S LOCATION WITHIN PA-1 IS LOCATED AS FAR TO THE SOUTHEAST AS IS REASONABLY PRACTICABLE TO MINIMIZE MODIFICATIONS TO PA-3. 2.00% ANY ADMINISTRATIVE APPROVAL OF A PLANNING AREA ACREAGE MODIFICATION SHALL NOT RESULT IN A 2.00% 2.00% DECREASE TO THE BUFFERING ALONG THE RMANWR OR ALLOW ANY STRUCTURES TO BE LOCATED WITHIN THE FLOODPLAIN. 2. THE DEVELOPMENT OF LAND USES WITHIN THE PUD ZONE DOCUMENT PLANNING AREAS WILL ADHERE TO CITY `6"VC&G -2' PAN <u>→</u> 10'-0" → 8'-0" → APPROVED DESIGN STANDARDS AND GUIDELINES AS ADOPTED OR AMENDED **5' DETACHED SIDEWALK** C DRIVE LANE PARKING LANE 3. FOLLOWING THE INTENT OF THE PRAIRIEWAYS ACTION PLAN, LAND FOR A TRAIL ALONG SECOND CREEK WILL BE NOTES: DEDICATED TO THE CITY FOR FUTURE CONSTRUCTION OF THE TRAIL. THE EXACT LOCATION, DEVELOPMENT CENTER LINE STRIPE REQUIRED 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 2. TO FACILITATE TRUCK TRAFFIC AND TURNING RADIUS NO ON-STREET PARKING IS ALLOWED WITHIN 40' OF ANY ENTRY, EXIT, OR INTERSECTION 4. STRUCTURES LOCATED IN PLANNING AREA 4 SHALL BE SETBACK A MINIMUM OF 100' FROM THE EXISTING SECOND CREEK TOP OF BANK. PUBLIC STREET (MINOR COLLECTOR) 6. ALL BUILDING SETBACKS ARE MEASURED FROM THE BUILDING FOUNDATION WALL TO THE PROPERTY LINE. PER COCC DETAIL 307-05 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

- FIRST PLAT.
- 5. ALL SETBACKS MEASURED FROM THE PLATTED PROPERTY LINE.
- LINE.
- 7. THE PROPERTY OWNER'S ASSOCIATION(S), METRO DISTRICT, OR PROPERTY OWNER WILL MAINTAIN DETENTION, WATER QUALITY AND/OR RETENTION AREAS.
- 8. ANY REQUIREMENTS NOT ADDRESSED IN THIS PUD ZONE DOCUMENT SHALL MEET THE REQUIREMENTS OF THE CITY OF COMMERCE CITY LAND DEVELOPMENT CODE, AS ADOPTED OR AMENDED.
- 9. ALL ACCESS POINTS TO ARTERIAL ROADWAYS ARE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
- 10. 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.
- 11. 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 AND CITY OF COMMERCE CITY REGULATIONS, PERTAINING TO FENCING, PAINTING OF TANKS AND MAINTENANCE OF SURFACE AREAS AND EQUIPMENT, AS MODIFIED BY ANY APPLICABLE SURFACE USE AGREEMENTS.
- 12. ALL DEVELOPMENT WITHIN THE NEXUS NORTH AT DIA BOUNDARIES MUST FOLLOW THE STANDARDS AND GUIDELINES SET FORTH IN THE SEPARATE DOCUMENT NAMED "NEXUS NORTH AT DIA DESIGN STANDARDS AND GUIDELINES AS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR". STANDARDS NOT CONTAINED WITHIN THE NEXUS NORTH AT DIA STANDARDS AND GUIDELINES WILL DEFAULT TO THE COMMERCE CITY DESIGN STANDARDS.
- 13. PRIVATE ROADS ARE REQUIRED TO MEET THE CITY OF COMMERCE CITY STANDARDS.

ENGINEER: BECKNELL INDUSTRIAL CONTACT: MATT GARVER **120 EAST BURLINGTON AVENUE** LA GRANGE, ILLINOIS 60525 PHONE: 708.443.9300

NEXUS NORTH AT DIA PUD ZONE DOCUMENT AMENDMENT NO. 3

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 7 OF 7

