

**THE MILE HIGH GREYHOUND PARK PUD  
PUD ZONE DOCUMENT – AMENDMENT 1**

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 7,  
TOWNSHIP 3 SOUTH, RANGE 7 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY  
OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 2



VICINITY MAP

**LEGAL DESCRIPTION**

KNOW ALL MEN BY THESE PRESENTS THAT THE CITY OF COMMERCE CITY, THE CITY OF COMMERCE CITY URBAN RENEWAL AUTHORITY AND THE BOYS & GIRLS CLUB, BEING THE OWNERS OF THAT PART OF THE NORTHEAST 1 OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; TO WIT; LOTS 14 THROUGH 24, INCLUSIVE, BLOCK 1, AND A PORTION OF TRACT D, RESUBDIVISION OF TOWN AND COUNTRY SUBDIVISION, IN THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, PER PLAT RECORDED MARCH 30, 1949 AT RECEPTION NO. 342483, IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, LOTS 1 AND 2, BOYS AND GIRLS CLUBS OF METRO DENVER SUBDIVISION REPLAT, IN SAID CITY COUNTY AND STATE PER PLAT RECORDED FEBRUARY 4, 2016 AT RECEPTION NO. 20160000088888, IN SAID OFFICE OF THE CLERK AND RECORDER, AND A PORTION OF DAHLIA STREET, FORMERLY KNOWN AS EUDORA STREET, AS SHOWN ON SAID RESUBDIVISION OF TOWN AND COUNTRY SUBDIVISION, LYING IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN, IN SAID CITY, COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7, WHENCE THE EASTERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 7 BEARS SOUTH 00°14'35" EAST, WITH ALL BEARINGS HEREIN BEING REFERENCED TO SAID EASTERLY LINE;

THENCE SOUTH 44°30'18" WEST, 42.61 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT D AND THE POINT OF BEGINNING, SAID POINT BEING THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF EAST 64TH AVENUE AND THE WESTERLY RIGHT-OF-WAY OF HOLLY STREET AS SHOWN ON SAID RESUBDIVISION OF TOWN AND COUNTRY SUBDIVISION;

THENCE ALONG SAID EASTERLY LINE OF SAID TRACT D AND SAID WESTERLY RIGHT-OF-WAY, SOUTH 00°14'36" EAST, 968.37 FEET TO THE EASTERLY PROLONGATION OF THE NORTHERLY BOUNDARY OF SAID BOYS AND GIRLS CLUBS OF METRO DENVER SUBDIVISION REPLAT;

THENCE ALONG SAID EASTERLY PROLONGATION, SOUTH 89°45'25" WEST, 7.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 1, BOYS AND GIRLS CLUBS OF METRO DENVER SUBDIVISION REPLAT, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY OF HOLLY STREET AS SHOWN ON SAID BOYS AND GIRLS CLUBS OF METRO DENVER SUBDIVISION REPLAT;

THENCE ALONG THE EASTERLY AND SOUTHERLY BOUNDARY OF SAID BOYS AND GIRLS CLUBS OF METRO DENVER SUBDIVISION REPLAT THE FOLLOWING 4 COURSES, SAID EASTERLY BOUNDARY, BEING THE WESTERLY RIGHT-OF-WAY OF HOLLY STREET AND SAID SOUTHERLY BOUNDARY BEING THE NORTHERLY RIGHT-OF-WAY OF EAST 62ND WAY AS BOTH ARE SHOWN ON SAID BOYS AND GIRLS CLUBS OF METRO DENVER SUBDIVISION REPLAT:

- 1) SOUTH 00°14'36" EAST, 262.81 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 23.00 FEET;
- 2) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°22'13", AN ARC LENGTH OF 35.88 FEET TO SAID NORTHERLY RIGHT-OF-WAY;
- 3) SOUTH 89°07'37" WEST, 193.22 FEET;
- 4) SOUTH 85°52'21" WEST, 241.30 FEET TO THE WESTERLY BOUNDARY OF SAID BOYS AND GIRLS CLUBS OF METRO DENVER SUBDIVISION REPLAT;

THENCE ALONG SAID WESTERLY BOUNDARY AND THE SOUTHERLY PROLONGATION THEREOF, SOUTH 00°14'35" EAST, 7.56 FEET TO THE SOUTHERLY BOUNDARY OF SAID TRACT D AND NORTHERLY RIGHT-OF-WAY OF SAID EAST 62ND AVENUE AS SHOWN ON SAID RESUBDIVISION OF TOWN AND COUNTRY SUBDIVISION;

THENCE ALONG SAID SOUTHERLY BOUNDARY AND SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING 3 COURSES:

- 1) SOUTH 85°58'46" WEST, 272.90 FEET;
- 2) SOUTH 89°09'08" WEST, 298. 76 FEET;
- 3) SOUTH 89°21'39" WEST, 136.29 FEET TO THE EASTERLY CORNER OF THE QUIT CLAIM DEED RECORDED AUGUST 25, 1992 IN BOOK 3944, PAGE 712 AND RECORDED SEPTEMBER 10, 1992 IN BOOK 3953, PAGE 404, BOTH IN SAID OFFICE OF THE CLERK AND RECORDER;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID QUIT CLAIM DEEDS THE FOLLOWING 2 COURSES:

- 1) NORTH 78°06'47" WEST, 102.92 FEET;
- 2) SOUTH 44°48'54" WEST, 22.67 FEET TO SAID SOUTHERLY BOUNDARY AND SAID NORTHERLY RIGHT-OF -WAY OF EAST 62ND AVENUE;

**LEGAL DESCRIPTION CONTINUED:**

THENCE ALONG SAID SOUTHERLY BOUNDARY AND SAID NORTHERLY RIGHT-OF-WAY, NORTH 81°45'06" WEST, 299.15 FEET TO AN ANGLE POINT THEREIN;

THENCE CONTINUING ALONG SAID SOUTHERLY BOUNDARY AND SAID NORTHERLY RIGHT-OF-WAY AND THE WESTERLY PROLONGATION THEREOF, NORTH 81°28'34" WEST, 910.00 FEET TO THE WESTERLY RIGHT-OF-WAY OF SAID HEREINABOVE DESCRIBED DAHLIA STREET AND THE WESTERLY BOUNDARY OF SAID RESUBDIVISION OF TOWN AND COUNTRY SUBDIVISION, SAID WESTERLY BOUNDARY ALSO BEING THE EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 85;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY AND SAID WESTERLY BOUNDARY, NORTH 08°31'26" EAST, 1,031.75 FEET TO AN ANGLE POINT THEREIN, BEING THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY AND THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF SAID LOT 24;

THENCE ALONG SAID SOUTHWESTERLY PROLONGATION AND SAID NORTHWESTERLY LINE, NORTH 51°45'26" EAST, 121.00 FEET TO AN ANGLE POINT THEREIN, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF SAID HEREINABOVE DESCRIBED EAST 64TH AVENUE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°15'12" EAST, 2,230.40 FEET TO THE POINT OF BEGINNING.

CONTAINS 2,968,449 SQUARE FEET OR 68.146 ACRES, MORE OR LESS.

EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, AD 20 \_\_\_\_.

\_\_\_\_\_  
OWNER(S) SIGNATURE AND PRINTED NAME

**SHEET INDEX:**

- 1 – COVER SHEET
- 2 – ALLOWABLE USES

**OWNER’S CERTIFICATE**

I \_\_\_\_\_, BEING THE OWNER/ LIEN HOLDER OF THE PROPERTY LOCATED IN THE COUNTY OF ADAMS, STATE OF COLORADO, DO HEREBY SUBMIT THIS PLANNED UNIT DEVELOPMENT AND AGREE TO PERFORM UNDER THE TERMS STATED HEREIN.

\_\_\_\_\_  
OWNER’S NAME

ACKNOWLEDGEMENT:  
STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

CITY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ME THIS  
\_\_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

**CITY APPROVAL:**

APPROVAL OF THE CITY OF COMMERCE CITY PLANNING COMMISSION: APPROVED THIS  
\_\_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
CHAIRPERSON

APPROVAL OF THE CITY COUNCIL OF THE CITY OF COMMERCE CITY: APPROVED THIS  
\_\_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

**ADAMS COUNTY CLERK AND RECORDER:**

THIS PUD ZONE DOCUMENT WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT \_\_\_\_\_, \_\_M, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

BY: \_\_\_\_\_  
COUNTY CLERK AND RECORDER

BY DEPUTY: \_\_\_\_\_

RECEPTION NUMBER: \_\_\_\_\_

Project  
**THE MILE HIGH  
GREYHOUND PARK  
PUD**  
PUD ZONE DOCUMENT  
AMENDMENT 1

Prepared for  
**COMMERCE CITY  
URBAN RENEWAL  
AUTHORITY**

7887 East 60th Avenue  
Commerce City, CO 80022



Hellmuth, Obata & Kassabaum, Inc.  
300 West 22nd Street  
Kansas City, MO 64108 USA  
t +1 816 472 3360 f +1 816 472 2100

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**NOT FOR  
CONSTRUCTION**

No.	Description	Date
AMENDMENT 1		05/24/2021

ISSUED FOR: PUD ZONE DOCUMENT AMENDMENT  
ISSUED DATE: 05.24.2021  
PROJECT NO: 21.70022.00

Sheet Title:  
**COVER SHEET**

Original is 24 x 18. Do not scale contents of this drawing.  
Sheet Number

**1 OF 2**

# THE MILE HIGH GREYHOUND PARK PUD PUD ZONE DOCUMENT - AMENDMENT 1

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 7,  
TOWNSHIP 3 SOUTH, RANGE 7 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY  
OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 2  
REPLACES SHEET 6 OF ORIGINAL PUD ZONE DOCUMENT

Project  
**THE MILE HIGH  
GREYHOUND PARK  
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AMENDMENT 1

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1	AMENDMENT 1	05/24/2021

ISSUED FOR:	PUD ZONE DOCUMENT AMENDMENT
ISSUED DATE:	05.24.2021
PROJECT NO:	21.70022.00

Sheet Title:  
**ALLOWABLE USES**

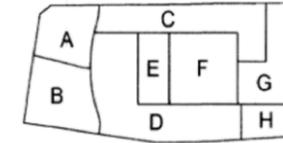
Original is 24 x 18. Do not scale contents of this drawing.

Sheet Number

## 2 OF 2

### PURPOSE STATEMENT

THE PURPOSE OF THIS AMENDMENT IS TO UPDATE THE USES IN THE COMMERCIAL AND INSTITUTIONAL PARCELS A AND B TO PROVIDE THE FLEXIBILITY TO MAXIMIZE THE USE OF THE LAND AND PROVIDE THE BEST DESIGN AND LAYOUT POSSIBLE.



KEY MAP

ALLOWABLE LAND USE TABLE							
Note: Changes from original document are highlighted in grey.							
R = ALLOWED BY RIGHT P = USE BY PERMIT C = CONDITIONAL USE BLANK CELL = EXCLUDED							
SPECIFIC USE TYPE	PARCEL						
	A (1)	B	C	D	E	F (5)	G
<b>NON-RESIDENTIAL USES</b>							
Community Garden	R	R	R	R	R	R	R
Doggie day care centers	P	R		P		P	
Veterinary offices or clinics	R	R		R		P	
Radio or television broadcasting offices (1)	P	R		R		P	
Hardware or Home Improvement Store	R	R		R		R	
Bar, tavern, night club	R	R		R			
Brewpub	R	R		R	P (3)	R	P (3)
Catering services	R	R		R		R	
Coffee Sales with drive-thru/up (1, 2)	R	R					
Restaurant without drive-thru/up	R	R		R	P (3)	R	P (3)
Tasting Room	R	R		R		R	
Bank or financial institution without drive thru/up	R	R		R		R	
Convenience store/grocery store (< 5,000 sf) (7)	R	R		R		R	
Grocery store (> 5,000 sf) (1)	P	R		P			
Liquor store	R	R		R			
Delicatessen, retail bakery, specialty food market, coffee shop	R	R		R		R	
Business or professional (including medical/ dental office/ clinics)	R	R		R		R	
General office	R	R		R		R	
Courier services	R	R		R		R	
Massage therapy office/ clinics	R	R		R		R	
Instructional services, studios	R	R		R		R	
Bingo establishments		R		R		R	
Performance centers	R			R		R	
Bowling, billiards, movie theaters & similar uses (1)	R	R		R		P	
Health clubs	R	R		R		R	
Indoor/Outdoor recreation (1)	R	R		P	P		
Retail business store < 25,000 square feet	R	R		R		R	
Retail business store > 25,000 square feet (1)	P	R					
Tattoo parlor	R	R		R		R	
Thrift/consignment store	R	R		R		R	
Hotel or motel lodging establishments	R	R		R			
Microbrewery	R	R		R		R	
Micro-winery	R	R		R		R	
Private lodge or club	R	R		P		P	
Events center < 15,000 sf	R	R		P			
Events center > 15,000 sf (1)	P	P					
Child care center	R	R		R		P	
Adult day care center	R	R		R		P	
Library	R	R		R		R	
Museum	R	R		P		P	
Public administrative office	R	R		R		R	
Public park or recreational facilities	R	R	R	R	R	R	R
Public auditorium (1)	R	R			P		P
Church or religious institution	R	R		R			
Elementary and secondary education schools				P			
Private business, trade, and vocation schools	R	R		P			

SPECIFIC USE TYPE	PARCEL						
	A (1)	B	C	D	E	F (5)	G
Post secondary colleges and universities	R	R		P			
Schools of special instruction	R	R		P			
Parking garage as a Stand Alone use	P	P					
Public Transit Terminal/ Stop/ Station or similar (4)	R	R		R			
Public utility office	R	R		R		R	
Wind energy conversion systems (windmills)		P					
<b>RESIDENTIAL USES</b>							
Group Home - Type A (Federally Protected Classes)			R	R		R	
Multi-family dwelling (1)	P (6)	P (6)		R		R	
Single-family detached dwelling			R			R	
Single-family attached dwelling			R			R	
Home occupation			R	R		R	
Assisted living facility				R		R	
Nursing homes				R		R	
Accessory Dwelling Unit			P	P		P	

- (1) Certain uses are allowed as ancillary to Institutional uses in Parcel A - including but not limited to coffee shops, brewpubs, small convenience shop, small office spaces, and other uses that complement the primary institutional use. These uses are subject to administrative review and approval by Community Development Director.
- (2) Drive thru coffee shop as allowed only as an end cap user. These uses must have an internal seating area. The size of the adjacent attached uses must be at least 3 times the size of the coffee shop use.
- (3) Allowed up to 5,000 sq. ft.
- (4) Public bus and transit stops are allowed throughout the development. Transit terminals are allowed as a Use-by-Right in Parcels A, B, and D.
- (5) Non-residential uses are allowed only as ground floor uses in MF, Mixed-use buildings in Parcel F.
- (6) Only true vertical mixed use with ground floor commercial and multifamily residential development above will be considered through a use-by-permit process. Ground floor tenants associated with the residential development, such as laundry rooms and leasing offices, will not constitute vertical mixed use without additional unaffiliated commercial uses.
- (7) Convenience store does not include gasoline sales.

#### GENERAL NOTES – LAND USE TABLE

1. CERTAIN USES ARE PROHIBITED WITHIN THE MILE HIGH GREYHOUND PARK. THESE INCLUDE - BUT ARE NOT LIMITED TO -VEHICLE REPAIR, OUTDOOR STORAGE, SEXUALLY ORIENTED BUSINESSES, TYPE B GROUP HOMES (NOT FEDERALLY PROTECTED CLASSES), AND MARIJUANA RELATED USES. IF A PROPOSED USE IS NOT SPECIFICALLY LISTED IN THE USE TABLE, THE DIRECTOR OF COMMUNITY DEVELOPMENT SHALL FOLLOW THE PROCESS FOR UNCLASSIFIED USES LOCATED IN THE COMMERCE CITY LAND DEVELOPMENT CODE.
2. USES CONTAINED IN PARCEL H DEFAULT TO THE CITY'S PUBLIC ZONING DESIGNATION.
3. THE 500-FOOT SEPARATION REQUIREMENT BETWEEN AN EDUCATION FACILITY AND AN ESTABLISHMENT HOLDING A LIQUOR LICENSE SHALL NOT APPLY TO THE BREWPUB, BEER AND WINE. HOTEL AND RESTAURANT, AND ART GALLERY CLASSES OF LIQUOR LICENSE.