

**SECTION 4
TABLE OF CONTENTS**

SECTION 4 TABLE OF CONTENTS.....1
SECTION 4 PARCEL C.....3
 4.1 INTRODUCTION3
 4.2 LAND USE INFORMATION3
 4.2.1 PROPOSED LAND USES.....3
 4.3 DEVELOPMENT CONDITIONS3
APPENDIX 4-1 SPECIAL CONDITIONS FOR PARCEL C.....4



_ B _

*Document intended to be
printed double sided. Page left
blank intentionally.*

SECTION 4 PARCEL C

4.1 INTRODUCTION

Parcel C (comprising of sub-parcels C1 and C2) is approximately 285.64 acres in size. This site is located east of Huron, south of Hwy. 7, west of I-25 and north of the Northwest Parkway. Refer to Map 1 and Map 9 in Section 11, for the location of Parcel C.

4.2 LAND USE INFORMATION

4.2.1 PROPOSED LAND USES

The land use categories for Parcel C include MUD – Mixed Use Urban District. Refer to Section 1.3 for a detailed list of the specific uses within this land use category, and the Land Use Legend on Map 9 in Section 11

for the identification of each land use category as either a Permitted Use or a Special Review Use.

Section 12 contains the review processes applicable to such uses.

4.3 DEVELOPMENT CONDITIONS

Development within Parcel C shall be subject to the applicable General Conditions in Appendix 1-2 of Section 1 and the applicable Performance Standards in Sections 6 through 10.

Development within Parcel C shall also be subject to the applicable Special Conditions in Appendix 4-1 attached to this Section 4 and incorporated herein by this reference.



_ B _

***Document intended to be
printed double sided. Page left
blank intentionally.***

**APPENDIX 4-1
SPECIAL CONDITIONS FOR PARCEL C**

PLANNING

SPECIAL CONDITION NO. 1

(SUB PARCEL C2) Delivery Station/Distribution Center shall be a Permitted Use only in Sub Parcel C2 within the MUD.

DEVELOPMENT AGREEMENT

SPECIAL CONDITION NO. 2

Refer to the Development Agreement, as defined in Section 13, for any applicable obligations for this parcel.

_ B _

*Document intended to be
printed double sided. Page left
blank intentionally.*