

7001 COLORADO BOULEVARD
LOCATED IN THE NE ¼ OF SECTION 1, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

PURPOSE STATEMENT:
THE PURPOSE OF THIS CONCEPT PLAN IS TO CREATE A GUIDE
FOR THE DEVELOPMENT OF THIS 3.98 AC PROPERTY AND FOR
THE ANNEXATION INTO COMMERCE CITY WITH THE
APPLICATION OF R3 ZONING.

DEVELOPER:
PROSPECT
E. SCOTT MCFADDEN
4100 EAST ILIFF AVE. #20
Denver, co 80250
303.484.8815

ARCHITECT:
GODDEN|SUDIK ARCHITECTS
PAUL BRADY
5975 S. QUEBEC ST. STE 250
CENTENNIAL, CO 80111
303.455.4437

CIVIL ENGINEER:
KIMLEY-HORN
JAMES DESMOND
4582 S. ULSTER ST. #1500
DENVER, CO 80237
303.228.2300

SITE DATA:
ZONING DESIGNATION = R-3
LOT SIZE (GROSS) = 173,472 SF (3.98 AC)
MAX. DENSITY = 95 UNITS
MIN. OPEN SPACE = 26,021 SF (0.60 AC)

SUMMARY DEVELOPMENT STANDARDS: R-3 ZONING
THE FOLLOWING IS A SUMMARY OF DEVELOPMENT
STANDARDS PER COMMERCE CITY LAND DEVELOPMENT
CODE. NO MODIFICATIONS UNLESS LISTED BELOW.

R-3 PER SEC. 21-4310
MIN. DENSITY = 6 DU/AC
MAX. DENSITY = 24 DU/AC
MIN. FRONT YARD SETBACK = 20 FEET
MIN. SIDE YARD SETBACK = 20 FEET
MIN. REAR YARD SETBACK = 20 FEET
MAX. BUILDING HEIGHT = 50 FEET
MIN. OPEN SPACE = 15% GROSS LOT AREA

ACCESSORY STRUCTURES PER 21-5400
FRONT AND SIDE ON STREET SETBACK = NO FARTHER
FORWARD THAN THE PRIMARY BUILDING FACADE
MIN. 5-FOOT SIDE AND REAR SETBACKS

PARKING PER 21-7233 & 21-7238
MINIMUM PARKING SHALL BE 50% THE AMOUNTS LISTED
IN TABLE VIII-3 AND BEING WITHIN A QUARTER MILE OF A
TRANSPORTATION STATION PER 21-7238 (2) (iii)

MINOR MODIFICATIONS PER 21-3215
MODIFICATION 1: 21-5440 (2) THERE SHALL BE NO
MAXIMUM AMOUNT OF ACCESSORY STRUCTURES
PERMITTED ON A SINGLE LOT

MODIFICATION 2: WHERE USED AS A WALL/FENCE TO
THE ADJACENT DITCH, AN ACCESSORY STRUCTURE
MAY HAVE A MIN. 0-FOOT SETBACK AND LANDSCAPE
BUFFER



VICINITY / CONTEXT MAP

SCALE: 1"=500'

Kimley»Horn

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7001 COLORADO BOULEVARD
CITY OF COMMERCE CITY, COUNTY OF ADAMS
CONCEPT SITE PLAN

DATE: 01/28/2022
DESIGNED BY: PMB
DRAWN BY: PMB
CHECKED BY: PMB

FILE NO.
2022.01.25
PROJECT NO.
096216004

SHEET NO.
1

NO.	REVISION	BY	DATE	APPR