

Planning and Referral Agency Comment Letters – presented in reverse chronological order

Summary

1. Planning comments
 - a. Fees applied to property to date
 - b. Revisions to documents
 - c. For more information see pages 1-6
2. Public Works comments
 - a. Revisions to documents
 - b. For more information see pages 7-23
 - i. Vacation plat and survey information
3. South Adams Fire District
 - a. Fees applied to property
 - b. No other comments
 - c. For more information see pages 24-25
4. South Adams County Water and Sanitation District
 - a. General comments responses
 - b. No special conditions
 - c. For more information see pages 26-27
5. Tri-County Health Department
 - a. Informational comments
 - b. For more information see pages 28-35
6. GIS
 - a. Approval of address plat
 - b. For more information see pages 36-37
7. Adams County
 - a. No concerns
 - b. For more information see page 38
8. Parks, Recreation, and Golf Department
 - a. Fees applied to property – revised as more information provided
 - b. City plans for trail
 - c. For more information see pages 39-40
9. The Farmers Reservoir and Irrigation Company
 - a. General comments
 - b. For more information see page 41
10. Xcel
 - a. No conflicts
 - b. No easements in scope of work
 - c. For more information see pages 42-47
11. No Objection Letters
 - a. For more information see pages 48-59



4/26/2022

Scott McFadden
Prospect LLC
4100 East Iliff Avenue, #20
Denver, CO, 80205

Re: Comments for Case AN-265-22, Z-984--22, V-94-22

To Scott McFadden

The submitted applications for Annexation, Zone Change, and Vacation have been reviewed and discussed by the Development Review Team (DRT) and staff has visited the property to assess the site. As a result, the following items were identified for your team to address:

DRT General Comments:

- ☐ Once the items identified in this comment letter have been addressed, staff is generally supportive of your requests.
- ☐ Staff has referenced certain sections of our Land Development Code (LDC) in this comment letter and our enclosed redlines. A copy of this document is available at <http://www.c3gov.com/LDC>.
- ☐ Staff would encourage you to review Article IX of the LDC in order to get a sense of some of the fees that are associated with development. **Please note:** there may be additional fees associated with your development that are not identified in Article IX.
- ☐ The city encourages sustainable development and green building practices to help balance growth with protection of our region's valuable natural resources. Staff encourages your team to utilize sustainable development practices in regards to site design, energy efficiency, water conservation, waste minimization, pollution prevention, and the use of resource efficient materials in the development of this site.
- ☐ Continue to work with the Farmers Reservoir and Irrigation Company (FRICO) to address all comments and requirements identified in comment letter from FRICO, dated April 6, 2022.
- ☐ It is important to note that while staff has made every effort to make this comment letter all-inclusive, there may be additional comments on future submittals that have not been identified here based on the changes to your plans.

Planning Division – Comments provided by Anita Riley

- ☐ General Comments
 - To date, the following fees have been, or will be, applied to the subject property:
 1. South Adams County Fire District (SACFD) impact fee: \$250/dwelling unit;
 2. Commerce City park fee-in-lieu: \$62,379; and
 3. Adams 14 School District school land dedication fee-in-lieu: \$396.24/dwelling unit.
 - Be aware that the GSA will assign 25% of the required ERUs for water resources at the subject property. The applicant must work with the South Adams County Water and Sanitation District to obtain the remainder

☐ Annexation

- Comments related to Annexation Information Sheet:
 - 4. No further comments from the Planning Division.
- Comments related to Pre-Annexation Agreement:
 - 5. Staff is working with the applicant to complete the pre-annexation agreement.

☐ Zone Change

- Comments related to Zone Change Document:
 - 6. Be aware that the approval criteria for a setback variance for accessory structures at development plan can be difficult to meet, particularly the hardship requirement. You may want to consider the minor modification process that would allow for a 50% decrease in setback requirement.

☐ Vacation

- General Comments:
 - 7. No further comments from the Planning Division.

Please see additional enclosed redlines as well as comment letters from the following referral agencies:

- FRICO – Cheryl Plucker
- Parks, Recreation, and Golf – Traci Ferguson
- Public Works – Lee Alverson
- South Adams County Fire District – Savannah Elliott

Please be aware that there are multiple comments from the Public Works Department, provided over a number of days. Due to the expedited nature of this application, these and other comments have been forwarded to you. The comments may or may not have already been addressed. Please review and address all new and/or outstanding comments.

Next Steps:

Please include the following information in your next submittal or as final documents:

- ☐ Digital copies of all revised documents;
- ☐ Two paper copies of all revised documents and
- ☐ Digital copies of a response letter addressing each item above as well as the comments made by each referral agency.

Each subsequent submittal undergoes a four-week review cycle. Please feel free to contact me via email at ariley@c3gov.com or by phone at 303.329.3716 to further discuss any of these comments.

Sincerely,

Anita Riley, City Planner

Enclosures



3/16/2022

Scott McFadden
Prospect LLC
4100 East Iliff Avenue, #20
Denver, CO, 80205

Re: Comments for Case AN-265-22, Z-984--22, V-94-22

To Scott McFadden

The submitted Zone Change application has been reviewed and discussed by the Development Review Team (DRT) and staff has visited the property to assess the site. As a result, the following items were identified for your team to address:

DRT General Comments:

- ☐ The City would like to thank Prospect LLC for a very professional submittal.
- ☐ Once the items identified in this comment letter have been addressed, staff is generally supportive of your requests.
- ☐ Staff has referenced certain sections of our Land Development Code (LDC) in this comment letter and our enclosed redlines. A copy of this document is available at <http://www.c3gov.com/LDC>.
- ☐ Staff would encourage you to review Article IX of the LDC in order to get a sense of some of the fees that are associated with development. **Please note:** there may be additional fees associated with your development that are not identified in Article IX.
- ☐ The city encourages sustainable development and green building practices to help balance growth with protection of our region's valuable natural resources. Staff encourages your team to utilize sustainable development practices in regards to site design, energy efficiency, water conservation, waste minimization, pollution prevention, and the use of resource efficient materials in the development of this site.
- ☐ It is important to note that while staff has made every effort to make this comment letter all-inclusive, there may be additional comments on future submittals that have not been identified here based on the changes to your plans.

Planning Division – Comments provided by Anita Riley

- ☐ Annexation
 - General Comments:
 1. At this time, the office of the City Attorney has not provided comments regarding this case. Once planning obtains those comments, they will be provided to the applicant for review.
 - Comments related to Annexation Petition:
 1. Please provide an Exhibit A: Legal Description Attached to the Petition with header/title of Exhibit A with the next submittal.
- Comments related to Annexation Information Sheet:

1. Please revise information sheet to list all special districts of which the subject property is a part.
- Comments related to Pre-Annexation Agreement:
 1. Staff will work to create the language for the pre-annexation agreement.
- Comments related to Annexation Map:
 1. All sheets: This annexation has been assigned case number AN-265-22. Please update the title in the annexation map on both sheets to reflect this on the next submittal.
 2. Sheet 1: The basis of bearings statement must state that the bearings are based on Commerce City Control Diagram.
 3. Sheet 1: The Reception No. line should be located at the lower right hand corner of the sheet, if possible.

❑ Zone Change

- General Comments:
 1. The Commerce City Station Area Master Plan designates the property as high density residential in the future land use plan. The proposed R-3 zoning is consistent with this future land use designation.
 2. It also indicates a multimodal access that bisects the property at 71st Avenue at terminates at the O'Brien Canal. An easement must be provided to the City on the plat at the subdivision application stage.
 3. Fifteen percent of all usable land will need to be developed as private parks or open space in order meet the zone change approval criteria. Please confirm in a revised narrative that this requirement will be met.
 4. Please provide a revised narrative for the proposed zone change and make sure to emphasize the desired zoning and the proposed uses that are envisioned for that site.
- Comments related to the Narrative:
 1. Please revise the narrative to reflect a zone change to Multi-Family (R-3).
- Comments related to Zone Change Document:
 1. This zone change has been assigned case number Z-984-22. Please update the title in the annexation map to reflect this on the next submittal.
 2. Section 21-4310 of the LDC requires a 30-foot side yard setback where the side in on a street. The applicant may provide a second minimum side yard dimension to reflect this requirement or revise the existing minimum requirement shown since there is no interior side to the lot.
 3. Setback requirements for accessory structures are listed in Section 21-5450 of the LDC. Please revise the document to specify this section and identify the types of accessory structures to which the setbacks will be applied.
 4. A minor modification will be required to reduce the parking requirements to 50%. A parking study will be required to verify that amount of reduction in parking is sustainable.
 5. Be aware that the request for Modification 1 would more likely be supported if a maximum number of accessory structures as well as the type of structures were identified.
 6. Applications must be submitted for all minor modifications.

☐ Vacation

- General Comments:

1. Narrative
2. A vacation plat was not part of the original submittal, however, a draft vacation plat was provided March 10, 2022. The following revisions must be made:
 - Provide the width of the right-of-way at Colorado at various locations, with particular attention to width at the location of the requested vacation. Please note whether the dimensions are existing or proposed.
 - Delineate and note setbacks and easements on the subject property.
 - Indicate the location of 71st Avenue on the east side of Colorado Boulevard.
3. Provide no objection letters from Xcel Energy, Qwest Communications, Comcast Cable, and the Commerce City Public Works Department with the next submittal.

Please see additional enclosed redlines as well as comment letters from the following referral agencies:

- FRICO – Scott Edgar and Victoria Schumm
- GIS
- Public Works – Lee Alverson
- South Adams County Fire District – Savannah Elliott
- South Adams County Water and Sanitation District – Jeff Nelson
- Tri County Health Department – Annemarie Heinrich Fortune
- Xcel Energy – Adam Hutchinson and Donna George

Next Steps:

Please include the following information in your next submittal:

- ☐ Digital copies of the revised narrative, Annexation Information Sheet, Annexation Map, and Vacation Plat; and
- ☐ Digital copies of a response letter addressing each item above as well as the comments made by each referral agency.

Each subsequent submittal undergoes a five-week review cycle. Please feel free to contact me via email at ariley@c3gov.com or by phone at 303.329.3716 to further discuss any of these comments.

Sincerely,

Anita Riley, City Planner

Enclosed:

List of enclosures

INTEROFFICE MEMORANDUM

TO: Anita Riley, Planner
FROM: Lee Alverson, Development Review Engineer
DATE: June 8, 2022
SUBJECT: AN-265-22 Z-984-22 V-94-22; 7001 Colorado Blvd, 2nd Comments

Public Works has reviewed the above submittal and has the following comments.

Annexation Map

1. No additional comments.

Right of Way Vacation

1. No additional comment.

Drainage Report:

1. A drainage report will be required to accompany future development permits. Prepare the report using the latest City of Commerce City Storm Drainage Design and Technical Criteria Manual.
2. Additional comments will be made when the drainage report is reviewed.

Traffic Study:

An updated traffic study is still being drafted by the developer's design team. Until the City has an opportunity to review the revised study, the follow statements from the first review are still valid. The traffic study shall be submitted for review and approval with the future development permit.

1. Revise the traffic study to include an analysis of the intersections of 72nd/Colorado and 68th/Colorado. Discuss the impacts to Colorado Boulevard from this development.
2. The north bound left turn lane at the site access may require the reconstruction of Colorado Boulevard. Demonstrate that the left turn lane will not eliminate or adversely affect the existing bicycle lanes on Colorado Blvd.
3. The City will be improving Colorado Blvd from East 70th Avenue to East 68th Avenue with a roadway section similar to the existing section on Colorado Blvd fronting this property. This study should reference this upcoming project. If you have questions, contact Mike McGoldrick. This would be of interest to this

development as it will provide a walking route to Alsup Elementary School on 68th Ave.

4. Revise the study to include a discussion of how pedestrian traffic will use the proposed and existing improvements to get to the neighborhood schools and the RTD station.

For Information:

1. This site is not currently in an area that has an assessed Road Impact Fee or Drainage Impact Fee.
2. Please provide a comment response letter with your next submittal.

Civil Plans and Grading Permit:

1. After this site is annexed and a development permit is reviewed Civil Construction plans including Erosion and Sediment Control (ESC) Plans will need to be submitted directly to Public Works for review.
2. As part of the review of the ESC Plans, and in preparation for a Grading Permit, the City requires that a Grading Plan Review Application be completed, and a review fee be paid.

Developer's Agreement:

1. A Developer's Agreement will be required to be executed prior to approval and recordation of a subdivision plat for this development.

If you have any questions, please call me at extension 8176.

ec: Joe Willson, Director of Public Works
Chris Hodyl, P.E., Development Review Manager

INTEROFFICE MEMORANDUM

TO: Anita Riley, Planner
FROM: Lee Alverson, Development Review Engineer
DATE: April 18, 2022
SUBJECT: AN-265-22 Z-984-22 V-94-22; 7001 Colorado Blvd, 2nd Comments

Public Works has reviewed the above submittal and has the following comments.

Annexation Map

1. See attached red lines for annexation comments.

Right of Way Vacation

1. The basis of bearing is inaccurate. Basis of bearing for the plans must tie and be rotated to an established point in the Commerce City Control Point System. Benchmark locations, elevations and bearings may be obtained from the engineering department of Public Works. Contact Rose Clawson for more information.

Drainage Report:

1. A drainage report will be required to accompany future development permits. Prepare the report using the latest City of Commerce City Storm Drainage Design and Technical Criteria Manual.
2. Additional comments will be made when the drainage report is reviewed.

Traffic Study:

An updated traffic study is still being drafted by the developer's design team. Until the City has an opportunity to review the revised study, the follow statements from the first review are still valid.

1. Revise the traffic study to include an analysis of the intersections of 72nd/Colorado and 68th/Colorado. Discuss the impacts to Colorado Boulevard from this development.
2. The north bound left turn lane at the site access may require the reconstruction of Colorado Boulevard. Demonstrate that the left turn lane will not eliminate or adversely affect the existing bicycle lanes on Colorado Blvd.
3. The City will be improving Colorado Blvd from East 70th Avenue to East 68th Avenue with a roadway section similar to the existing section on Colorado Blvd

fronting this property. This study should reference this upcoming project. If you have questions, contact Mike McGoldrick. This would be of interest to this development as it will provide a walking route to Alsup Elementary School on 68th Ave.

4. Revise the study to include a discussion of how pedestrian traffic will use the proposed and existing improvements to get to the neighborhood schools and the RTD station.

For Information:

1. This site is not currently in an area that has an assessed Road Impact Fee or Drainage Impact Fee.
2. Please provide a comment response letter with your next submittal.

Civil Plans and Grading Permit:

1. After this site is annexed and a development permit is reviewed Civil Construction plans including Erosion and Sediment Control (ESC) Plans will need to be submitted directly to Public Works for review.
2. As part of the review of the ESC Plans, and in preparation for a Grading Permit, the City requires that a Grading Plan Review Application be completed, and a review fee be paid.

Developer's Agreement:

1. A Developer's Agreement will be required to be executed prior to approval and recordation of a subdivision plat for this development.

If you have any questions, please call me at extension 8176.

ec: Joe Willson, Director of Public Works
Chris Hodyl, P.E., Development Review Manager

INTEROFFICE MEMORANDUM

TO: Anita Riley, Planner
FROM: Lee Alverson, Development Review Engineer
DATE: March 4, 2022
SUBJECT: AN-265-22 Z-984-22 V-94-22; 7001 Colorado Blvd, Annexation 1st Comments

Public Works has reviewed the above submittal and has the following comments.

Annexation Map

1. Provide an annexation map for review.
2. Additional comments will be made when the annexation map is reviewed.

Right of Way Vacation

1. Provide a right of way vacation map for review.
2. Additional comments will be made when the annexation map is reviewed.

Drainage Report:

1. Provide a drainage report with the next submittal. Prepare the report using the latest City of Commerce City Storm Drainage Design and Technical Criteria Manual.
2. Additional comments will be made when the drainage report is reviewed.

Traffic Study:

1. Revise the traffic study to include an analysis of the intersections of 72nd/Colorado and 68th/Colorado. Discuss the impacts to Colorado Boulevard from this development.
2. The north bound left turn lane at the site access may require the reconstruction of Colorado Boulevard. Demonstrate that the left turn lane will not eliminate or adversely affect the existing bicycle lanes on Colorado Blvd.
3. The City will be improving Colorado Blvd from East 70th Avenue to East 68th Avenue with a roadway section similar to the existing section on Colorado Blvd fronting this property. This study should reference this upcoming project. If you have questions, contact Mike McGoldrick. This would be of interest to this development as it will provide a walking route to Alsup Elementary School on 68th Ave.

4. Revise the study to include a discussion of how pedestrian traffic will use the proposed and existing improvements to get to the neighborhood schools and the RTD station.

For Information:

1. This site is not currently in an area that has an assessed Road Impact Fee or Drainage Impact Fee.
2. Please provide a comment response letter with your next submittal.

Civil Plans and Grading Permit:

1. After this site is annexed and a development permit is reviewed Civil Construction plans including Erosion and Sediment Control (ESC) Plans will need to be submitted directly to Public Works for review.
2. As part of the review of the ESC Plans, and in preparation for a Grading Permit, the City requires that a Grading Plan Review Application be completed, and a review fee be paid.

Developer's Agreement:

1. A Developer's Agreement will be required to be executed prior to approval and recordation of a subdivision plat for this development.

If you have any questions, please call me at extension 8176.

ec: Joe Willson, Director of Public Works
Brent Soderlin, P.E., City Engineer
Chris Hodyl, P.E., Development Review Manager

LEGAL DESCRIPTION & DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT _____ BEING THE OWNER/MORTGAGEE/LIEN HOLDER OF THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEARING S 00°00'00" E, A DISTANCE OF 1320.79 FEET, AS MONUMENTED AT THE NORTHEAST CORNER OF SECTION 1 BY A FOUND 3-1/4" ALUMINUM CAP, STAMPED "RLS 24673", AND AS MONUMENTED AT THE NORTH SIXTEENTH CORNER OF SECTION 1 BY A FOUND 2" ILLEGIBLE ALUMINUM CAP.

COMMENCING AT THE NORTHEAST CORNER SAID SECTION 1, THENCE ON AN ASSUMED BEARING ALONG THE NORTH LINE OF SAID SECTION 1, N 89°53'22" W, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COLORADO BOULEVARD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S 00°00'00" E, A DISTANCE OF 253.52 FEET; THENCE S 54°35'02" W, A DISTANCE OF 12.27 FEET TO A POINT ON THE WESTERLY LINE OF A 10 FOOT RIGHT-OF-WAY DEDICATION CONVEYED IN THE DEED RECORDED APRIL 11, 2000 IN BOOK 6083 AT PAGE 635 OF THE ADAMS COUNTY RECORDS, AND THE POINT OF BEGINNING;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY DEDICATION, S 35°24'58" E, A DISTANCE OF 62.13 FEET TO A POINT OF CURVATURE; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 18°47'55", A RADIUS OF 675.00 FEET, AN ARC LENGTH OF 221.46 FEET AND A CHORD BEARING AND DISTANCE OF S 09°23'57" W, 220.47 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY DEDICATION LINE;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY DEDICATION LINE, S 00°00'00" E, A DISTANCE OF 752.48 FEET TO A POINT ON THE NORTH LINE OF THE PROPERTY AS DESCRIBED IN FINAL RULE AND ORDER RECORDED JUNE 6, 2017 UNDER RECEPTION NO. 2017000048567 OF SAID ADAMS COUNTY RECORDS; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES:

1. S 69°25'46" W, A DISTANCE OF 16.61 FEET;
2. N 89°50'33" W, A DISTANCE OF 136.41 FEET TO A POINT OF CURVATURE;
3. ALONG A TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 16°38'33", A RADIUS OF 171.60 FEET, AN ARC LENGTH OF 49.84 FEET AND A CHORD BEARING AND DISTANCE OF N 81°31'10" W, 49.67 FEET;

THENCE DEPARTING SAID NORTH LINE, N 70°00'48" E, A DISTANCE OF 1.08 FEET; THENCE N 19°41'12" E, A DISTANCE OF 120.85 FEET; THENCE N 05°45'16" E, A DISTANCE OF 112.51 FEET; THENCE N 05°20'36" W, A DISTANCE OF 72.62 FEET; THENCE N 15°35'09" W, A DISTANCE OF 82.02 FEET; THENCE N 11°24'39" E, A DISTANCE OF 63.82 FEET; THENCE N 23°41'00" W, A DISTANCE OF 175.95 FEET; THENCE N 06°23'33" E, A DISTANCE OF 163.66 FEET; THENCE N 39°15'46" E, A DISTANCE OF 85.08 FEET; THENCE N 29°15'42" E, A DISTANCE OF 119.15 FEET; THENCE N 47°04'09" E, A DISTANCE OF 67.34 FEET; THENCE N 54°35'02" E, A DISTANCE OF 67.87 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY DEDICATION LINE, AND THE POINT OF BEGINNING;

CONTAINING AN AREA OF 177,333 SQUARE FEET OR 4.071 ACRES, MORE OR LESS;

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF 7001 COLORADO AND DO HEREBY GRANT TO THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, THE STREETS AND OTHER PUBLIC WAYS AND EASEMENTS HEREON SHOWN, FOR PUBLIC UTILITY, CABLE TV, AND DETENTION POND AREAS, FLOODWAY AND FLOODPLAIN LIMITS, DRAINAGE AND OTHER PUBLIC PURPOSES AS DETERMINED BY COMMERCE CITY.

EXECUTED THIS _____ DAY OF _____, AD 20 ____

OWNER(S) SIGNATURE AND PRINTED NAME

MORTGAGEE OR LIEN HOLDER(S) SIGNATURE AND PRINTED NAME

OWNERSHIP AND TITLE CERTIFICATE:

I, _____ A DULY AUTHORIZED OFFICER OF _____ HEREBY CERTIFY THAT THE PARTIES EXECUTING THIS PLAT AS OWNERS OF THE ABOVE DESCRIBED PROPERTY ARE THE OWNERS THEREOF IN FEE SIMPLE; AND FURTHER, THAT ALL PUBLIC RIGHT-OF-WAY, EASEMENTS OR IMPROVEMENTS, IF ANY, THAT ARE DEDICATED BY THIS PLAT ARE FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT THOSE SHOWN ON THIS PLAT.

AUTHORIZED SIGNATURE AND PRINTED NAME

DATE

LIEN HOLDER(S):

THE UNDERSIGNED, BEING THE HOLDER OF A DEED OF TRUST ENCUMBERING THE PROPERTY DESCRIBED IN THE PLAT OF _____ JOINS IN AND CONSENTS TO THE FILING HEREOF.

STATE OF COLORADO BY: _____

COUNTY OF ADAMS AUTHORIZED SIGNATURE AND PRINTED NAME

NOTARY SEAL:

THE FOREGOING DEDICATION WAS ACKNOWLEDGE BEFORE ME THIS _____ DAY OF _____, A.D. 20 ____.

STATE OF: _____

COUNTY OF: _____

CITY OF: _____

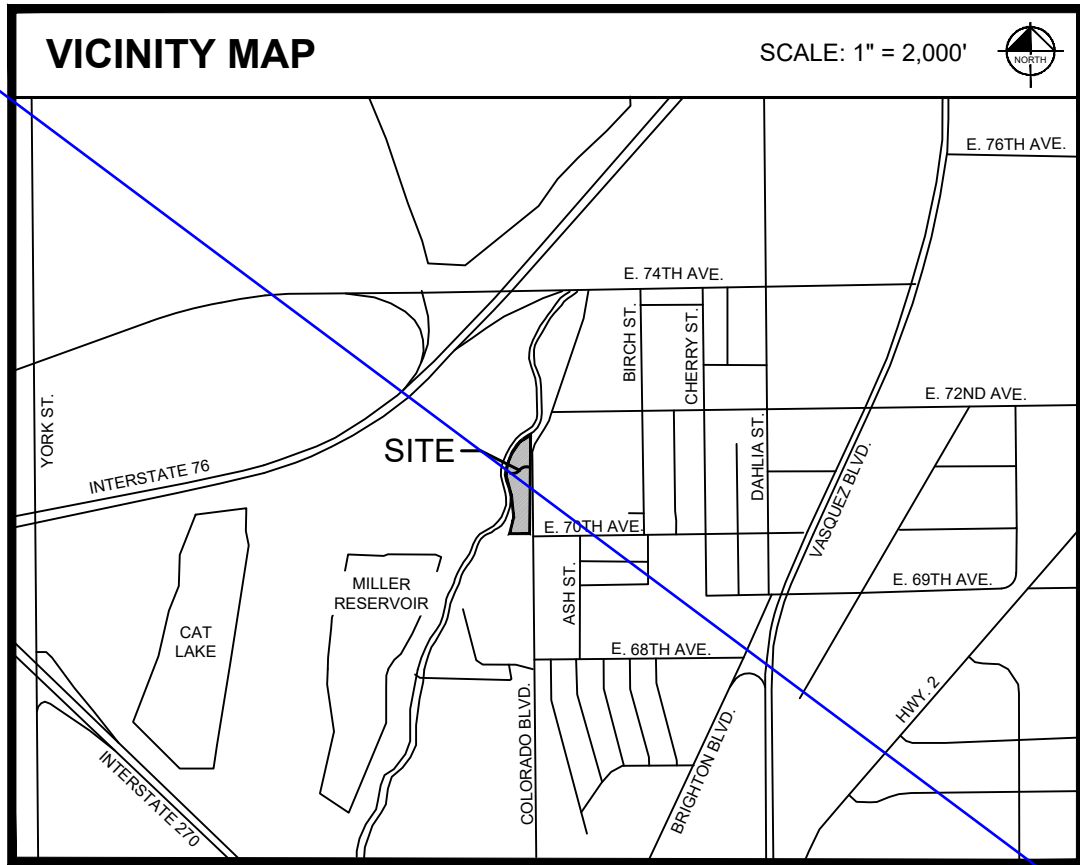
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

NOTARY SEAL

7001 COLORADO

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



NOTICE IS HEREBY GIVEN:

1. ANY CONSTRUCTION ACROSS AN EXISTING SUBDIVISION LOT LINE IS IN VIOLATION OF THE SUBDIVISION REGULATION OF THE CITY, EXCEPT AS HEREIN AUTHORIZED.
2. ANY DIVISION OF AN EXISTING LOT, CONVEYANCE OF A PART OF AN EXISTING SUBDIVISION LOT, IS IN VIOLATION OF THIS ARTICLE UNLESS (1) APPROVED BY THE CITY OF COMMERCE CITY; OR (2) IS EXCEPTED FROM THE DEFINITION OF "SUBDIVISION" AS PROVIDED BY THE SUBDIVISION REGULATIONS.
3. THIS PLAT DOES NOT ESTABLISH WATER AVAILABILITY FOR THE SUBJECT PROPERTY. WATER AND WASTEWATER SERVICE IS PROVIDED BY THE SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT. INVESTIGATION OF THE CURRENT WATER AVAILABILITY FOR THE PROPERTY AND ACQUISITION OF ANY ADDITIONAL WATER REQUIRED FOR DEVELOPMENT OF THE PROPERTY SHALL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER, ITS SUCCESSOR AND ASSIGNS. DEVELOPMENT APPROVALS WILL NOT BE GRANTED WITHOUT PROOF OF WATER AVAILABILITY.
4. THE STORM WATER DETENTION AREA SHOWN HEREON SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER AND THE SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. IN THE EVENT THAT SAID CONSTRUCTION AND MAINTENANCE IS NOT PERFORMED BY SAID OWNER, THE CITY OF COMMERCE CITY SHALL HAVE THE RIGHT TO ENTER SUCH AREA AND PERFORM THE NECESSARY WORK, THE COST OF WHICH, SAID OWNER, HEIRS, SUCCESSORS, AND ASSIGNS AGREES TO PAY UPON BILLING.
5. NO BUILDING OR STRUCTURE WILL BE CONSTRUCTED IN THE DETENTION AREA AND NO CHANGES OR ALTERATIONS AFFECTING THE HYDRAULIC CHARACTERISTICS OF THE DETENTION AREA WILL BE MADE WITHOUT THE APPROVAL OF THE CITY.

CITY COUNCIL CERTIFICATE:

APPROVED BY THE CITY COUNCIL OF THE CITY OF COMMERCE CITY

THIS _____ DAY OF _____, AD 20 ____.

ATTEST:

CITY CLERK

MAYOR

ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO,

AT _____ M. ON THE _____ DAY OF _____, A.D. 20 ____.

CLERK AND RECORDER: _____

BY DEPUTY: _____

RECEPTION NO. _____

SURVEYORS CERTIFICATION:

I, DARREN R. WOLTERSTORFF, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THERE ARE NO ROADS PIPELINES, IRRIGATION DITCHES, OR OTHER EASEMENTS IN EVIDENCE OF KNOWN BY ME TO EXIST ON OR ACROSS THE HEREIN BEFORE DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN HEREON, OR SUCH SURVEY WAS PREPARED UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREIN.

DARREN R. WOLTERSTORFF, P.L.S. 38281
FOR AND ON BEHALF OF:
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET,
SUITE 1500, DENVER, COLORADO 80237

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

CITY STAFF CERTIFICATE:

APPROVAL BY THE CITY ENGINEER OF THE CITY OF COMMERCE CITY

THIS _____ DAY OF _____, AD 20 ____.

CITY ENGINEER

APPROVAL BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE

CITY THIS _____ DAY OF _____, AD 20 ____.

DIRECTOR, COMMUNITY DEVELOPMENT

THE SITE, BASIS OF BEARINGS, AND ALL ASSOCIATED BEARINGS WILL BE ROATED AND UPDATED TO MATCH THE CITY OF COMMERCE CITY CONTROL DIAGRAM. THIS WILL BE COMPLETED ALONG WITH ALL OTHER CITY COMMENTS AND ADDRESSED AND RESUBMITTED. SEE 7001 COLORADO ANNEXATION PLAT REV 1 FOR THE UPDATED ROTATION AND BEARINGS.

NOTES:

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OF DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. FIELD SURVEY WAS COMPLETED ON NOVEMBER 11, 2021.
4. BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEARING S 00°00'00" W, A DISTANCE OF 1320.79 FEET, AS MONUMENTED AT THE NORTHEAST CORNER OF SECTION 1 BY A FOUND 3-1/4" ALUMINUM CAP, STAMPED "RLS 24673", AND AS MONUMENTED AT THE NORTH SIXTEENTH CORNER OF SECTION 1 BY A FOUND 1-1/4" ILLEGIBLE ALUMINUM CAP.
5. ALL DISTANCE SHOWN HEREON ARE GROUND DISTANCES MEASURED IN U.S. SURVEY FEET.
6. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY KIMLEY-HORN AND ASSOCIATES, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, KIMLEY-HORN AND ASSOCIATES, INC. RELIED UPON TITLE COMMITMENT NO. 1334156, EFFECTIVE DATE JULY 31, 2021 AT 8:00 A.M., PREPARED BY STEWART TITLE COMPANY.
7. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT TRACT: RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AGREEMENTS, LEASE AGREEMENTS AND OWNERSHIP TITLE EVIDENCE.
8. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
9. THIS PROPERTY IS LOCATED WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR COUNTY OF ADAMS, COMMUNITY PANEL NUMBER 08001C604H, MAP EFFECTIVE DATE MARCH 5, 2007. THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS SURVEY IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAPS.

Kimley»Horn

4582 SOUTH ULSTER ST., # 1300
DENVER, COLORADO 80237

Tel. No. (303) 228-2300
www.kimley-horn.com

Scale

N.T.S

Drawn by

CAD

Checked by

DRW

Date

3/17/2022

Project No.

096216004

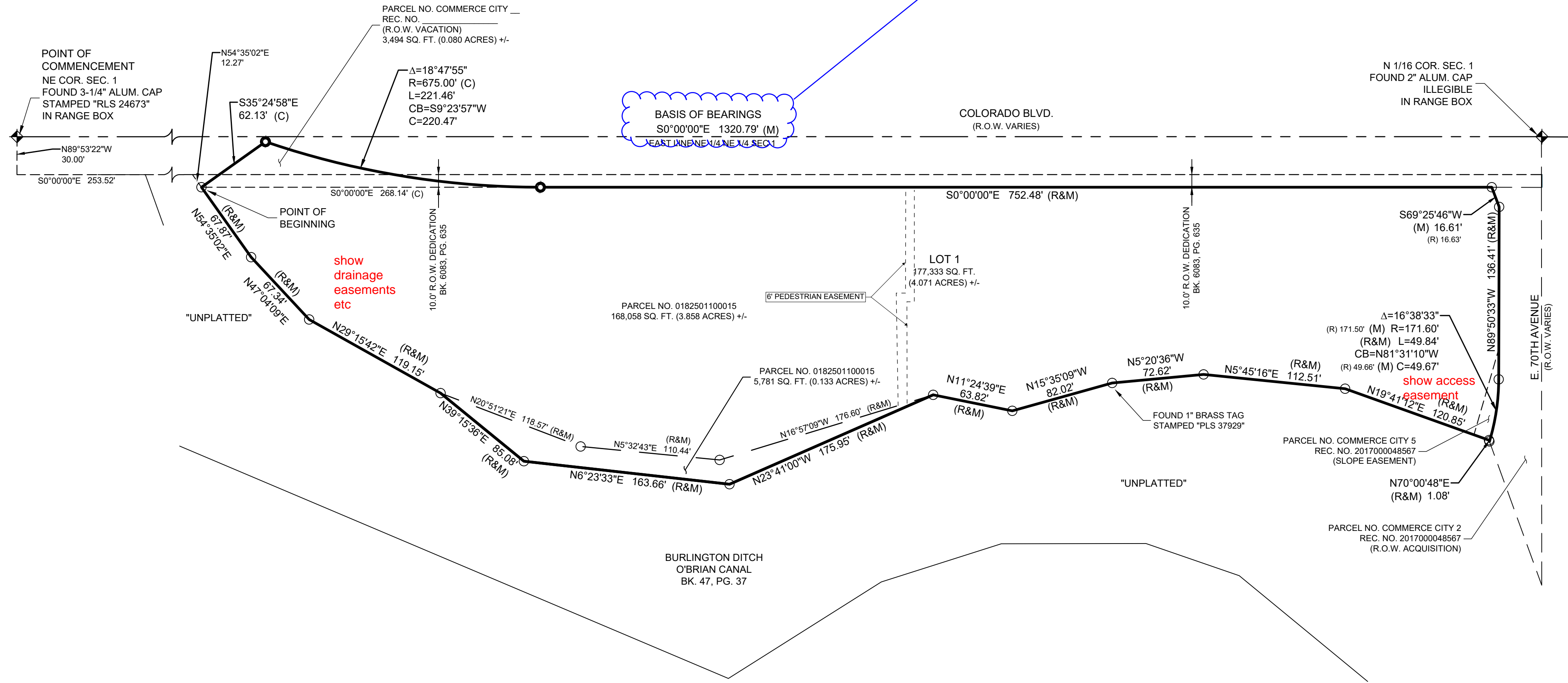
Sheet No.

1 OF 2

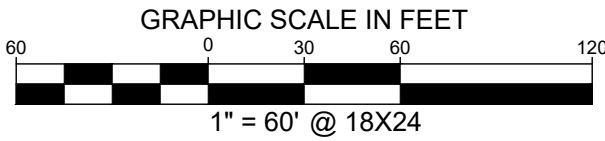
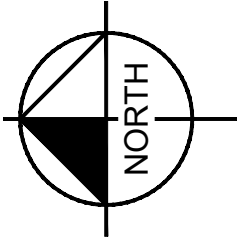
7001 COLORADO

A PORTION OF THE NORTHEAST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF COMMERCE CITY, COUNTY OF ADAMS,
STATE OF COLORADO

THE SITE, BASIS OF BEARINGS, AND ALL ASSOCIATED BEARINGS WILL BE
ROATED AND UPDATED TO MATCH THE CITY OF COMMERCE CITY CONTROL
DIAGRAM. THIS WILL BE COMPLETED ALONG WITH ALL OTHER CITY
COMMENTS AND ADDRESSED AND RESUBMITTED. SEE 7001 COLORADO
ANNEXATION PLAT REV 1 FOR THE UPDATED ROTATION AND BEARINGS.



LEGEND	
	SECTION CORNER FOUND AS NOTED
	PROPERTY CORNER - FOUND 1-1/4\"/>

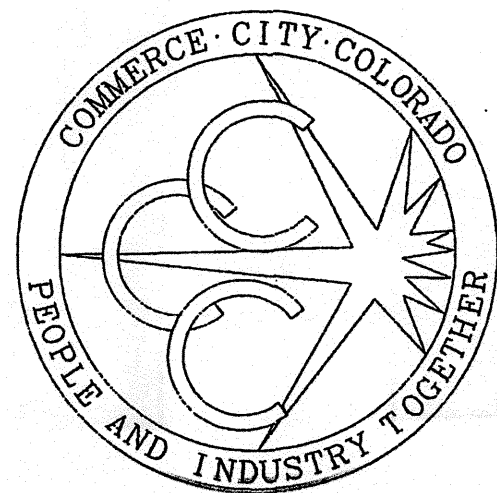


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www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CAD	DRW	3/17/2022	096216004	2 OF 2



CONTROL DIAGRAM

CITY OF COMMERCE CITY
GPS SURVEY OF SELECTED MONUMENTS LOCATED IN
T1S, T2S AND T3S, R66W, R67W AND R68W ALL OF THE 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO

NOTICE:

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THIS SURVEY DOES NOT ADDRESS BOUNDARY OR RIGHT-OF-WAY ISSUES.

ALL COORDINATES SHOWN ARE COLORADO CENTRAL ZONE STATE PLANE COORDINATES, NAD 1983 (1992).

HORIZONTAL DISTANCES SHOWN ARE AT SURFACE (MODIFIED)

ELEVATIONS (NAVD 1988) AND DISTANCES ARE IN U.S. SURVEY FEET.

TO OBTAIN GROUND (MODIFIED) COORDINATES, USE COMBINED FACTOR 1/X

TO OBTAIN GRID DISTANCES USED COMBINED FACTOR X=0.99979199

OWNERSHIP OF THIS MAP RESTS WITH THE CITY OF COMMERCE CITY.

BASIS OF ELEVATION: ELEVATIONS OF MONUMENTS ARE BASED UPON ADAMS COUNTY SECONDARY CONTROL NETWORK PUBLISHED BY JOHN E. CHANCE AND ASSOCIATES. ELEVATIONS WERE TAKEN TO THE TOP OF MONUMENTS. POSITIONS AND ELEVATIONS OF MONUMENTS WERE DETERMINED THROUGH REAL TIME KINEMATIC GPS TECHNIQUES.

THE PURPOSE OF THIS SURVEY WAS TO RECOVER EXISTING APPARENT SECTION AND QUARTER-SECTION MONUMENTS BASED UPON EXISTING MONUMENT RECORDS, UPGRADE MONUMENT IF IT DID NOT MEET STATE BOARD OF REGISTRATION SPECIFICATIONS AND DETERMINE THE HORIZONTAL POSITION AND ELEVATION THROUGH GPS TECHNIQUES. NO VERIFICATION OF SECTION OR QUARTER-SECTION CORNERS WAS PERFORMED. THE SECTION AND QUARTER-SECTION CORNERS CONTAINED IN THIS SURVEY ARE IDENTIFIED AS GIS LAND POSITIONS AS DEFINED BY CRS 38-51-109.3.

DISCLAIMER:
EXISTING MONUMENTS OF RECORD OR THEIR RECORD LOCATIONS AS FILED WITH THE COLORADO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS WERE USED FOR THE SECTION AND QUARTER-SECTION CORNERS IN THIS SURVEY. NEITHER COMMERCE CITY NOR JR ENGINEERING, LTD., MAKES ANY WARRANTIES, EITHER EXPRESSED OR IMPLIED, AS TO THE ACCURACY OR VALIDITY OF THE RECORD MONUMENTS.

SURVEYORS CERTIFICATE:

I CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED UNDER MY DIRECT RESPONSIBILITY, SUPERVISION, AND CHECKING.

6-30-99
DATE OF SURVEY

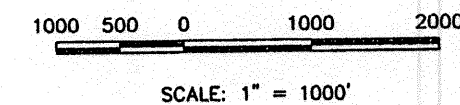
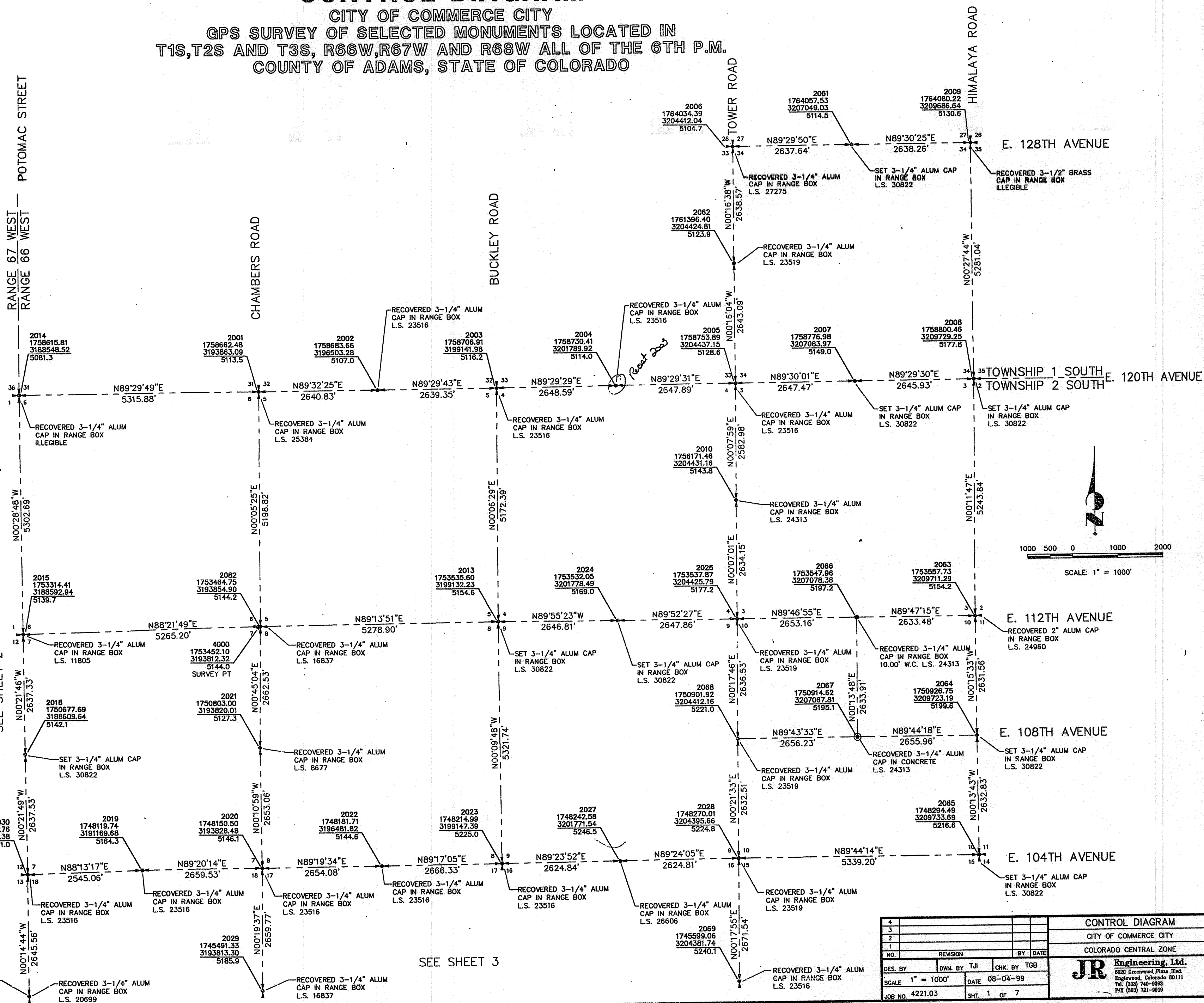
TODD G. BEERS
COLORADO P.L.S. #30822
DATE

Todd G. Beers
8-11-99

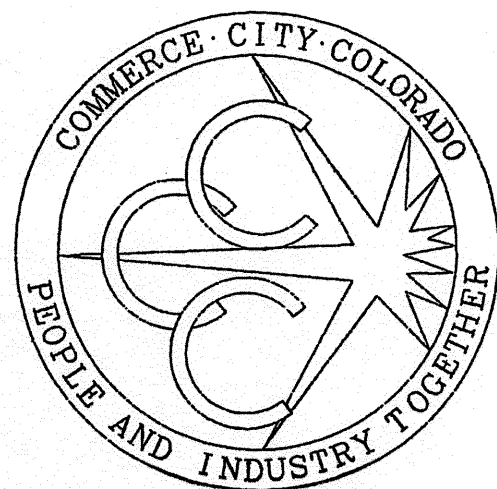
LEGEND

- APPARENT SECTION CORNER (AS NOTED)
- APPARENT QUARTER-SECTION CORNER (AS NOTED)
- APPARENT CENTER QUARTER-SECTION CORNER (AS NOTED)
- APPARENT SECTION LINE
- MODIFIED (GROUND) BEARING
- MODIFIED PLANE (GROUND) DISTANCE (TO MEAN ELEV. 5000 FEET)
- GPS STATION NUMBER

POINT NUMBER
NORTHING
EASTING
ELEVATION



CONTROL DIAGRAM			
CITY OF COMMERCE CITY			
COLORADO CENTRAL ZONE			
JR Engineering, Ltd.			
6020 Greenwood Plaza, Blvd.			
Englewood, Colorado 80111			
Tel: (303) 740-8393			
Fax: (303) 721-8019			
DES. BY	OWN. BY	CHK. BY	TGB
SCALE	1" = 1000'	DATE	08-04-99
JOB NO.	4221.03	SHT.	1 OF 7



CONTROL DIAGRAM

CITY OF COMMERCE CITY
GPS SURVEY OF SELECTED MONUMENTS LOCATED IN
T1S,T2S AND T3S, R66W,R67W AND R68W ALL OF THE 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO

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HORIZONTAL DISTANCES SHOWN ARE AT SURFACE (MODIFIED)

ELEVATIONS (NAVD 1988) AND DISTANCES ARE IN U.S. SURVEY FEET.

TO OBTAIN GROUND (MODIFIED) COORDINATES, USE COMBINED FACTOR 1/X

TO OBTAIN GRID DISTANCES USED COMBINED FACTOR X=0.99979199

OWNERSHIP OF THIS MAP RESTS WITH THE CITY OF COMMERCE CITY.

BASIS OF ELEVATION: ELEVATIONS OF MONUMENTS ARE BASED UPON ADAMS COUNTY SECONDARY CONTROL NETWORK PUBLISHED BY JOHN E. CHANCE AND ASSOCIATES. ELEVATIONS WERE TAKEN TO THE TOP OF MONUMENTS. POSITIONS AND ELEVATIONS OF MONUMENTS WERE DETERMINED THROUGH REAL TIME KINEMATIC GPS TECHNIQUES.

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SURVEYORS CERTIFICATE:

I CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED UNDER MY DIRECT RESPONSIBILITY, SUPERVISION, AND CHECKING.

6-30-99
DATE OF SURVEY

TODD G. BEERS
COLORADO P.L.S. #30822
DATE

8-11-99

SCALE: 1" = 1000'

FILING CERTIFICATION

DEPOSITED THIS _____ DAY OF _____
19____ AT _____ M., IN BOOK _____ OF THE COUNTY
SURVEYOR'S LAND SURVEY PLATS/RIGHT-OF-WAY SURVEYS AT
PAGE _____ RECEPTION NUMBER _____

LEGEND

- APPARENT SECTION CORNER (AS NOTED)
- APPARENT QUARTER-SECTION CORNER (AS NOTED)
- APPARENT CENTER QUARTER-SECTION CORNER (AS NOTED)
- APPARENT SECTION LINE
- MODIFIED (GROUND) BEARING
- MODIFIED PLANE (GROUND) DISTANCE (TO MEAN ELEV. 5000 FEET)
- GPS STATION NUMBER

POINT NUMBER
NORTHING
EASTING
ELEVATION

E. 104TH AVENUE

E. 108TH AVENUE

E. 112TH AVENUE

E. 120TH AVENUE

TOWNSHIP 1 SOUTH
TOWNSHIP 2 SOUTH

HAVANA STREET

PEORIA STREET

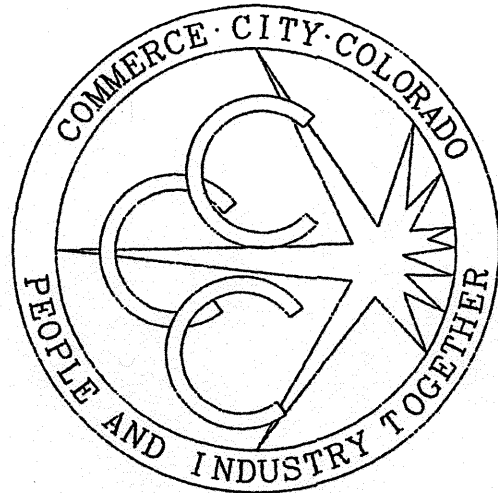
POTOMAC STREET
RANGE 67 WEST
RANGE 66 WEST

SEE SHEET 4

SEE SHEET 1

CONTROL DIAGRAM			
CITY OF COMMERCE CITY			
COLORADO CENTRAL ZONE			
JR Engineering, Ltd.			
6020 Greenwood Plaza Blvd. Englewood, Colorado 80111 Tel. (303) 740-9393 Fax (303) 721-0019			
DES. BY	DWN. BY	CHK. BY	TGB
SCALE	1" = 1000'	DATE	08-04-99
JOB NO.	4221.03	SHT.	2 OF 7

Book 1
Page 3776
Reception Number 2009-146



CONTROL DIAGRAM

CITY OF COMMERCE CITY

GPS SURVEY OF SELECTED MONUMENTS LOCATED IN T1S,T2S AND T3S, R66W,R67W AND R68W ALL OF THE 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO

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ELEVATIONS (NAVD 1988) AND DISTANCES ARE IN U.S. SURVEY FEET.

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6-30-99
DATE OF SURVEY

TODD G. BEERS
COLORADO P.L.S. #30822
DATE

FILING CERTIFICATION

DEPOSITED THIS _____ DAY OF _____
19____, AT _____ M., IN BOOK _____ OF THE COUNTY
SURVEYOR'S LAND SURVEY PLATS/RIGHT-OF-WAY SURVEYS AT
PAGE _____, RECEPTION NUMBER _____

LEGEND

- ⊕ APPARENT SECTION CORNER (AS NOTED)
- ⊙ APPARENT QUARTER-SECTION CORNER (AS NOTED)
- ⊙ APPARENT CENTER QUARTER-SECTION CORNER (AS NOTED)
- APPARENT SECTION LINE
- N89°19'34"E MODIFIED (GROUND) BEARING
- 2654.08' MODIFIED PLANE (GROUND) DISTANCE (TO MEAN ELEV. 5000 FEET)
- 2001 GPS STATION NUMBER

POINT NUMBER
NORTHING
EASTING
ELEVATION

SEE SHEET 1

SEE SHEET 4

TOWNSHIP 2 SOUTH

RANGE 66 WEST

E. 96TH AVENUE

E. 88TH AVENUE

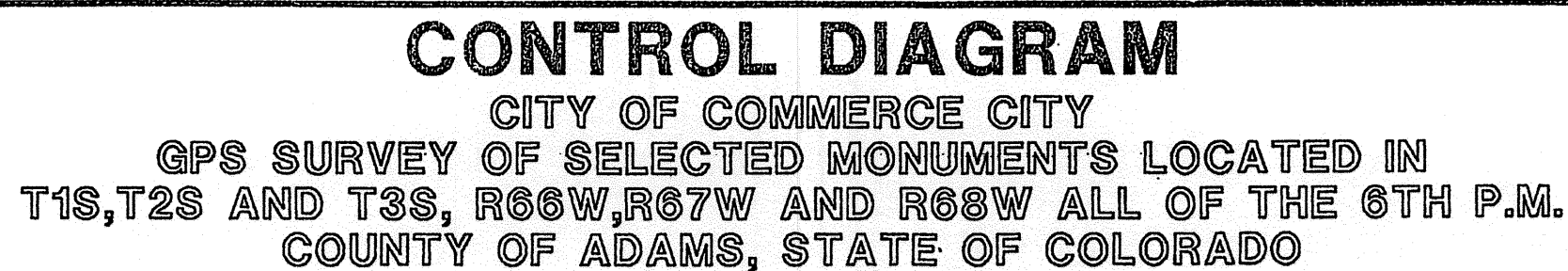
BUCKLEY ROAD

TOWER ROAD

HIMALAYA ROAD

1000 500 0 1000 2000
SCALE: 1" = 1000'

4																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
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TOWNSHIP 2 SOUTH

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COORDINATES, NAD 1983 (1992).

HORIZONTAL DISTANCES SHOWN ARE AT SURFACE (MODIFIED)

ELEVATIONS (NAVD 1988) AND DISTANCES ARE IN U.S. SURVEY FEET.

TO OBTAIN GROUND (MODIFIED) COORDINATES, USE COMBINED FACTOR $1/X$

TO OBTAIN GRID DISTANCES USED COMBINED FACTOR $X=0.99979199$

OWNERSHIP OF THIS MAP RESTS WITH THE CITY OF COMMERCE CITY.

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THE COLORADO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS
AND LAND SURVEYORS WERE USED FOR THE SECTION AND QUARTER-SECTION
CORNERS IN THIS SURVEY. NEITHER COMMERCE CITY NOR J.R. ENGINEERING,
LTD., MAKES ANY WARRANTIES, EITHER EXPRESSED OR IMPLIED, AS TO THE
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SURVEYORS CERTIFICATE:

I CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED UNDER MY
DIRECT RESPONSIBILITY, SUPERVISION, AND CHECKING.

6-30-99
DATE OF SURVEY

TODD G. BEERS
COLORADO P.L.S. #30822
DATE

FILING CERTIFICATION


DEPOSITED THIS _____ DAY OF _____

19____, AT ____M., IN BOOK _____ OF THE COUNTY _____

SURVEYOR'S LAND SURVEY PLATS/RIGHT-OF-WAY SURVEYS AT

PAGE . RECEPTION NUMBER

LEGEND

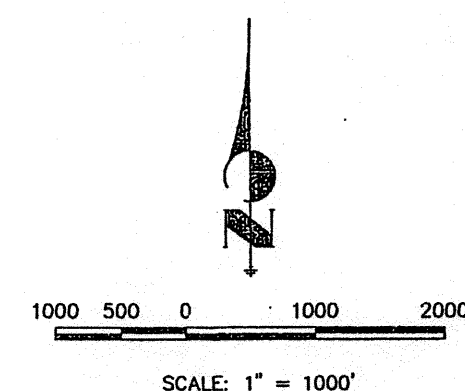
 APPARENT SECTION CORNER (AS NOTED)
 APPARENT QUARTER-SECTION CORNER (AS NOTED)
 APPARENT CENTER QUARTER-SECTION CORNER (AS NOTED)

--- APPARENT SECTION LINE
N89°19'34"E MODIFIED (GROUND) BEARING
2654.08' MODIFIED PLANE (GROUND) DISTANCE (TO MEAN
ELEV. 5000 FEET)

2001 GPS STATION NUMBER

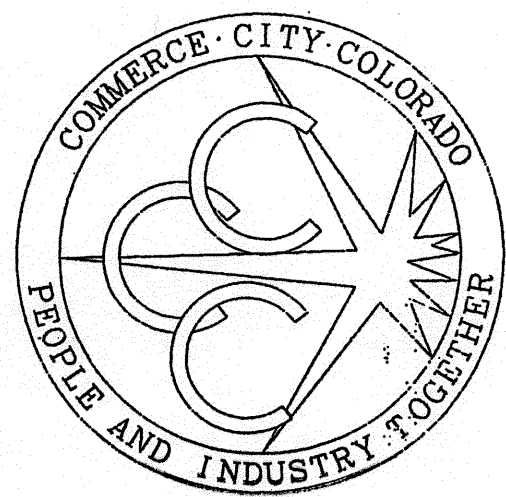
POINT NUMBER	NORTHING	EASTING	ELEVATION
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SFF SHEET 5



4						CONTROL DIAGRAM	
3							
2	-	-	-	-	-	CITY OF COMMERCE CITY	
1							
NO.	REVISION				BY DATE		COLORADO CENTRAL ZONE
DES. BY	DWN. BY TJI		CHK. BY TGB		JR Engineering, Ltd.		
SCALE 1" = 1000'	DATE 08-04-99		6020 Greenwood Plaza Ste. Englewood, Colorado 80111 TEL (303) 761-3380 FAX (303) 721-0010				
DWG NO. 4221.03	SHEET 4 OF 7						

Book 1 4/7
Page 3776
Number 2009-146



CONTROL DIAGRAM

CITY OF COMMERCE CITY
GPS SURVEY OF SELECTED MONUMENTS LOCATED IN
T1S, T2S AND T3S, R66W, R67W AND R68W ALL OF THE 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO

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TO OBTAIN GRID DISTANCES USED COMBINED FACTOR X=0.99979199

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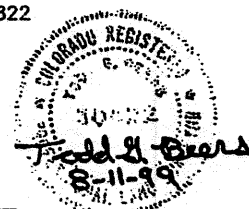
DISCLAIMER: EXISTING MONUMENTS OF RECORD OR THEIR RECORD LOCATIONS AS FILED WITH THE COLORADO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS WERE USED FOR THE SECTION AND QUARTER-SECTION CORNERS IN THIS SURVEY. NEITHER COMMERCE CITY NOR JR ENGINEERING, LTD., MAKES ANY WARRANTIES, EITHER EXPRESSED OR IMPLIED, AS TO THE ACCURACY OR VALIDITY OF THE RECORD MONUMENTS.

SURVEYORS CERTIFICATE:

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G-30-99
DATE OF SURVEY

TODD G. BEERS
COLORADO P.L.S. #30822
DATE



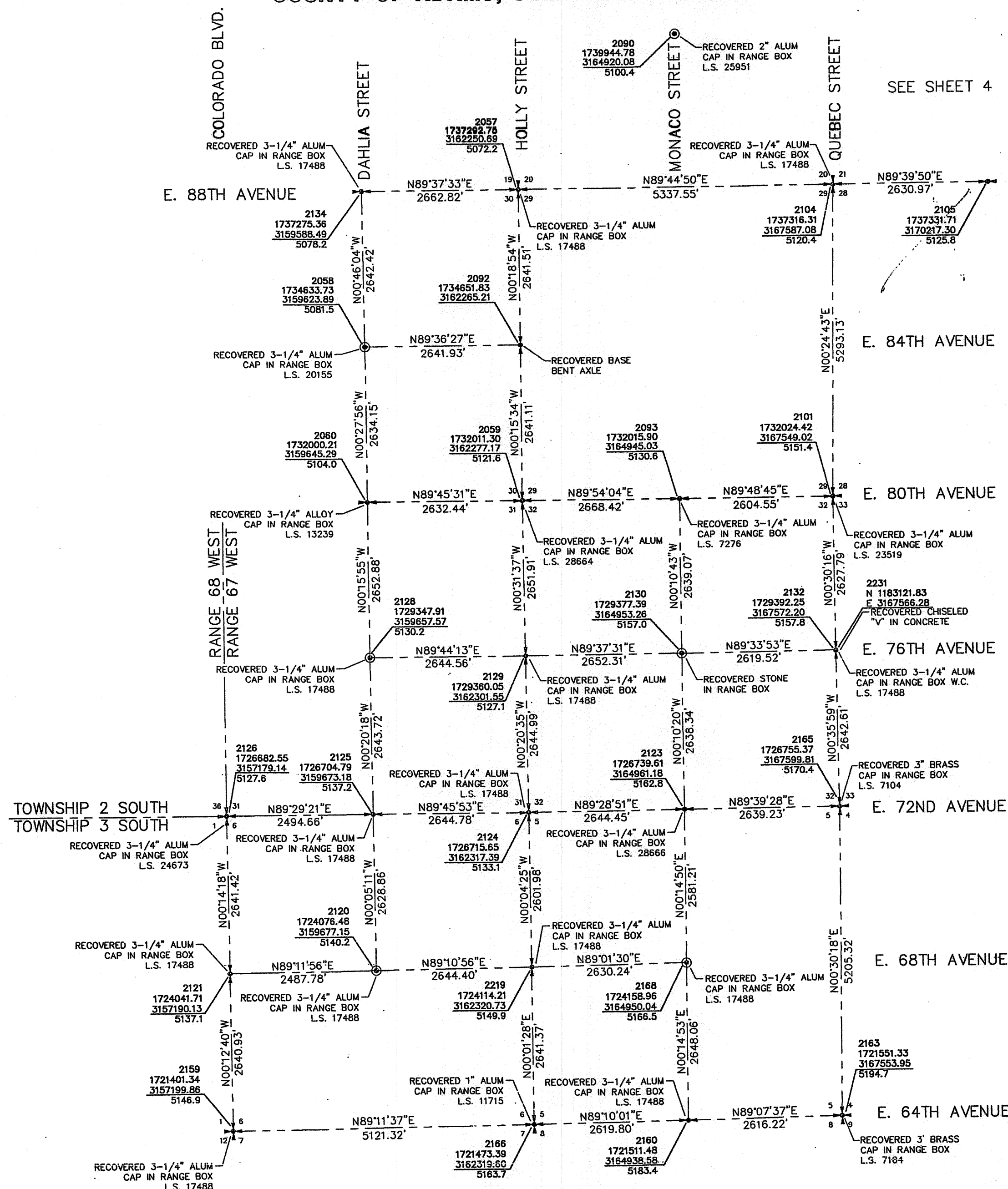
FILING CERTIFICATION

DEPOSITED THIS _____ DAY OF _____
19____ AT _____ M., IN BOOK _____ OF THE COUNTY _____
SURVEYOR'S LAND SURVEY PLATS/RIGHT-OF-WAY SURVEYS AT
PAGE _____ RECEPTION NUMBER _____

LEGEND

- APPARENT SECTION CORNER (AS NOTED)
- APPARENT QUARTER-SECTION CORNER (AS NOTED)
- APPARENT CENTER QUARTER-SECTION CORNER (AS NOTED)
- APPARENT SECTION LINE
- MODIFIED (GROUND) BEARING
- MODIFIED PLANE (GROUND) DISTANCE (TO MEAN ELEV. 5000 FEET)
- GPS STATION NUMBER

POINT NUMBER
NORTHING
EASTING
ELEVATION



SEE SHEET 4

E. 84TH AVENUE

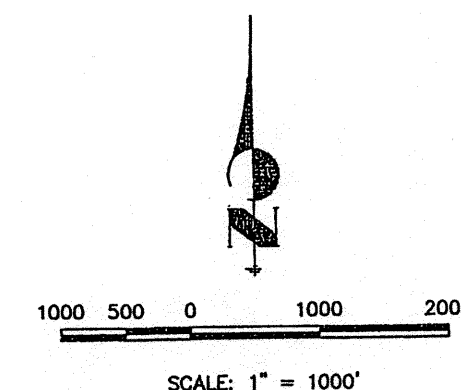
E. 80TH AVENUE

E. 76TH AVENUE

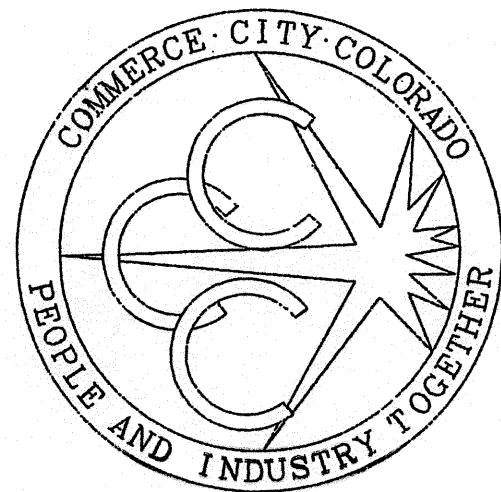
E. 72ND AVENUE

E. 68TH AVENUE

E. 64TH AVENUE



CONTROL DIAGRAM			
CITY OF COMMERCE CITY			
COLORADO CENTRAL ZONE			
JR Engineering, Ltd.			
2020 Greenwood Plaza Blvd. Englewood, Colorado 80111 Tel. (303) 740-4383 Fax (303) 721-9019			
DES. BY	OWN. BY	CHK. BY	TGB
SCALE 1" = 1000'	DATE 08-04-99	SHT. 5 OF 7	
JOB NO. 4221.00			



CONTROL DIAGRAM

CITY OF COMMERCE CITY
GPS SURVEY OF SELECTED MONUMENTS LOCATED IN
T1S, T2S AND T3S, R66W, R67W AND R68W ALL OF THE 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO

SEE SHEET 5

TOWNSHIP 3 SOUTH

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6-30-99
DATE OF SURVEY

TODD G. BEERS
COLORADO P.L.S. #30822
DATE

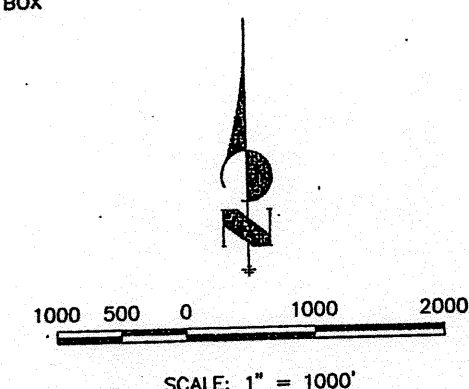
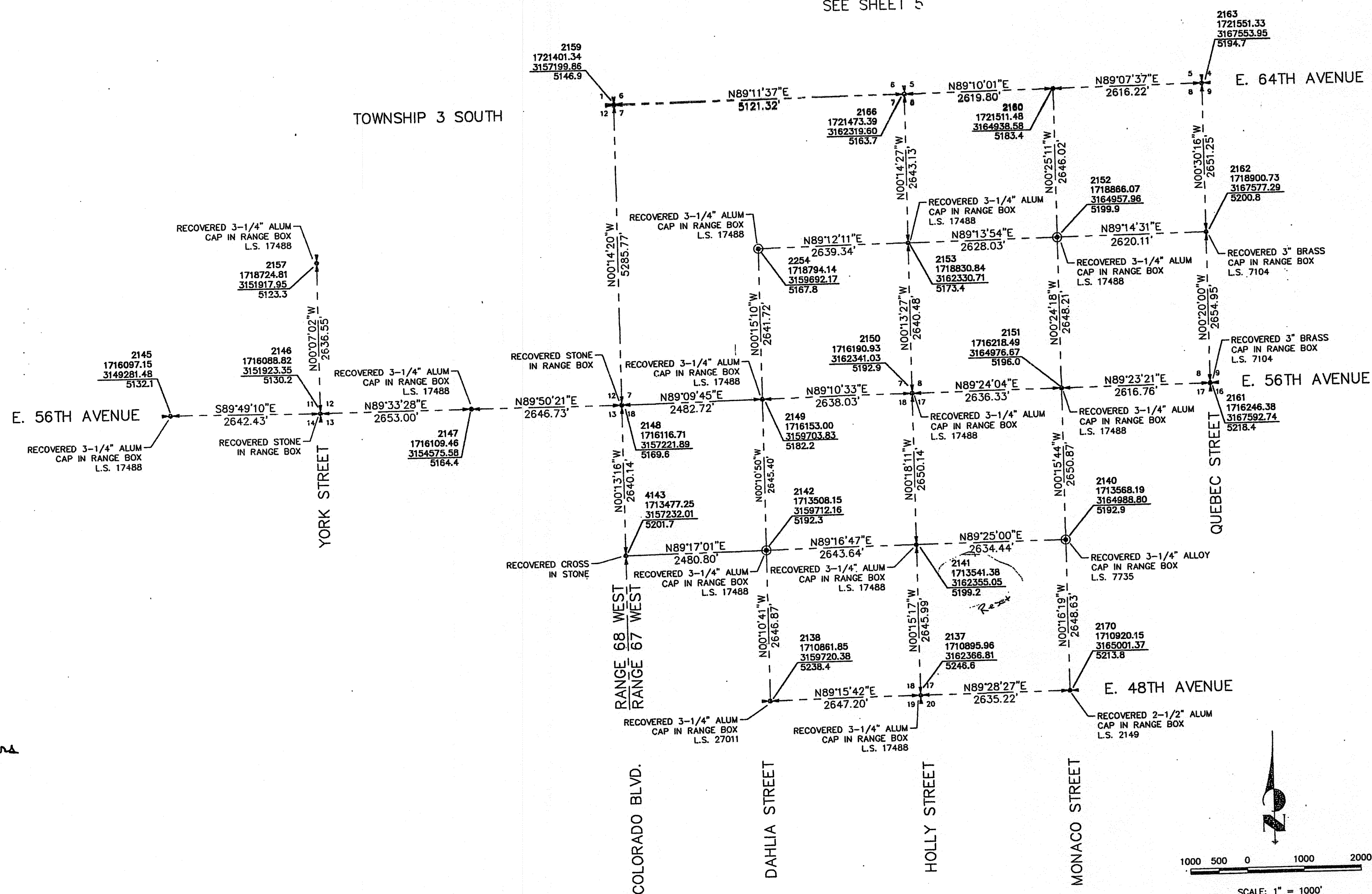
FILING CERTIFICATION

DEPOSITED THIS _____ DAY OF _____
19____, AT _____ M., IN BOOK _____ OF THE COUNTY
SURVEYOR'S LAND SURVEY PLATS/RIGHT-OF-WAY SURVEYS AT
PAGE _____, RECEPTION NUMBER _____

LEGEND

- ⊕ APPARENT SECTION CORNER (AS NOTED)
- ⊕ APPARENT QUARTER-SECTION CORNER (AS NOTED)
- ⊕ APPARENT CENTER QUARTER-SECTION CORNER (AS NOTED)
- APPARENT SECTION LINE
- N89°19'34"E MODIFIED (GROUND) BEARING
- 2654.08' MODIFIED PLANE (GROUND) DISTANCE (TO MEAN ELEV. 5000 FEET)
- 2001 GPS STATION NUMBER

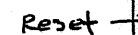
POINT NUMBER
NORTHING
EASTING
ELEVATION



CONTROL DIAGRAM			
CITY OF COMMERCE CITY			
COLORADO CENTRAL ZONE			
NO.	REVISION	BY	DATE
DES. BY	TJW	CHK. BY	TGB
SCALE	1" = 1000'	DATE	08-04-99
JOB NO.	4221.00	SHT.	6 OF 7

JR Engineering, Ltd.
6020 Greenwood Plaza Blvd.
Englewood, Colorado 80111
Tel. (303) 740-5993
Fax (303) 721-8019

Book 1
Page 3776
Reception Number 2009-146



[illegible]

4						CONTROL DIAGRAM
3						CITY OF COMMERCE CITY
2						COLORADO CENTRAL ZONE
1						
NO.	REVISION			BY	DATE	
DES. BY	DWN. BY TJJ		CHK. BY TGB			

TP Engineering, Ltd.
INCORPORATED IN THE UNITED STATES OF AMERICA

EXHIBIT A
LOCATED WITHIN THE NORTHEAST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
CITY OF COMMERCE CITY, COUNTY OF ADAMS,
STATE OF COLORADO

PARCEL DESCRIPTION

A PARCEL OF LAND LOCATED THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1, AS MONUMENTED BY 3-1/4" ALUMINUM CAP, STAMPED "RLS 24673", WHENCE NORTH SIXTEENTH CORNER OF SAID SECTION 1, AS MONUMENTED BY A 2" ILLEGIBLE ALUMINUM CAP, BEARS S 00°00'00" W, A DISTANCE OF 1320.79 FEET, FORMING THE BASIS OF BEARINGS USED IN THIS DESCRIPTION;

THENCE SOUTH 08°43'40" WEST, A DISTANCE OF 263.61 FEET TO A POINT ON THE WEST LINE OF A 10 FOOT RIGHT-OF-WAY DEDICATION AT BOOK 6083, PAGE 635 OF THE ADAMS COUNTY RECORDS, AND THE **POINT OF BEGINNING**;

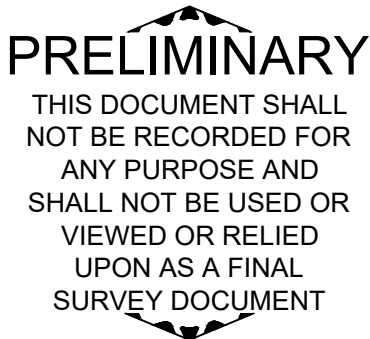
THENCE DEPARTING SAID WEST LINE, SOUTH 35°24'58" EAST, A DISTANCE OF 62.13 FEET TO A POINT OF CURVATURE;

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 18°47'52", A RADIUS OF 675.00 FEET, AN ARC LENGTH OF 221.46 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 09°23'56" WEST, 220.47 FEET TO A POINT ON SAID WEST LINE;

THENCE ALONG SAID WEST LINE, NORTH 00°00'00" EAST, A DISTANCE OF 268.14 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 3,493 SQ. FT. OR 0.080 ACRES, MORE OR LESS.

I, DARREN R. WOLTERSTORFF, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.

NOTES:

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

2. THIS DOCUMENT IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

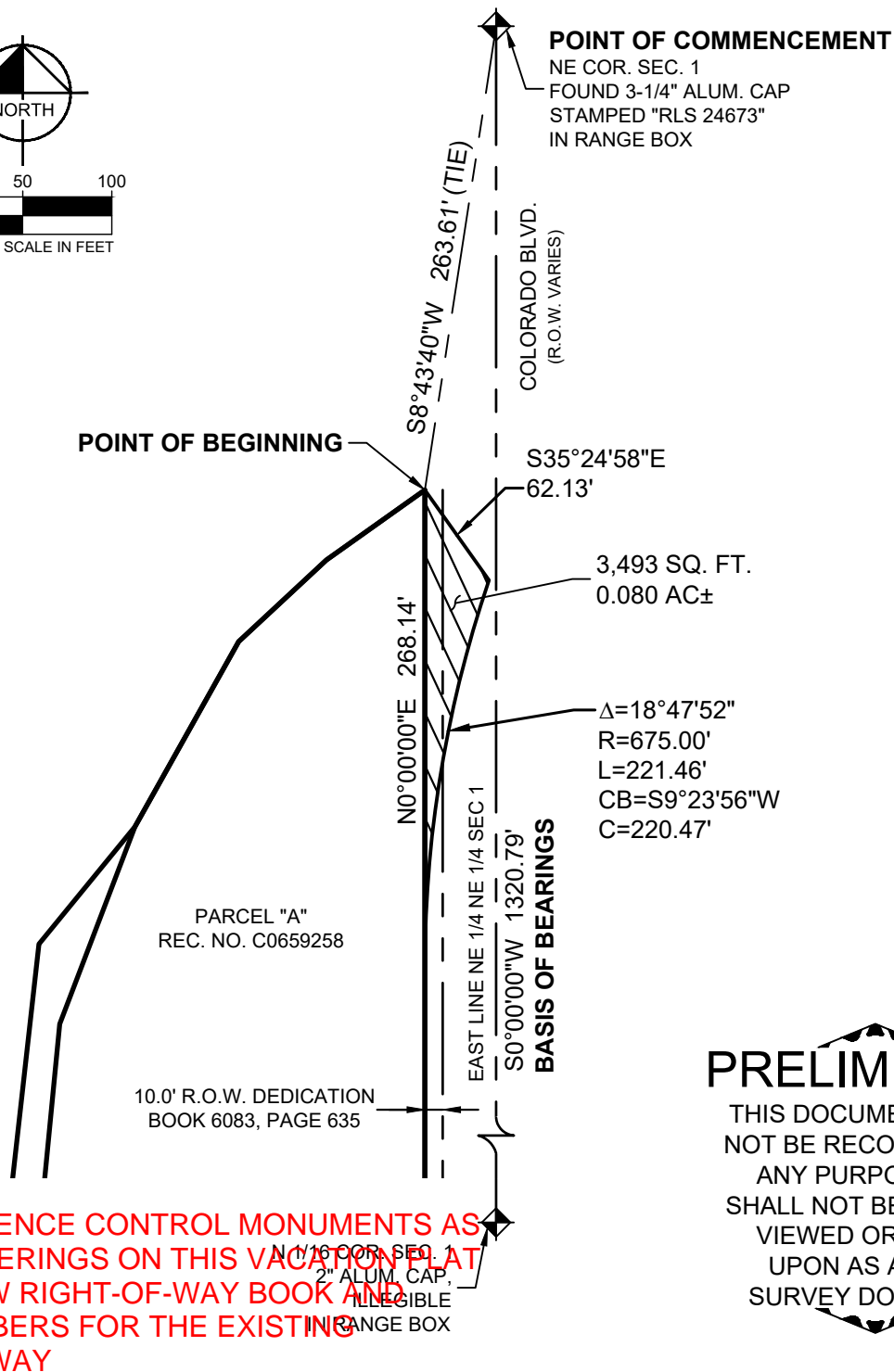
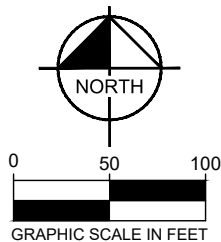
Kimley»Horn

4582 SOUTH ULSTER ST., # 1500
DENVER, COLORADO 80237

Tel. No. (303) 228-2300
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CAD	DRW	1/21/2022	096216004	1 OF 2

EXHIBIT A
LOCATED WITHIN THE NORTHEAST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 1,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
CITY OF COMMERCE CITY, COUNTY OF ADAMS,
STATE OF COLORADO



NOTES:

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

2. THIS DOCUMENT IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED TO DEPICT THE ATTACHED PARCEL DESCRIPTION ONLY.

Kimley»Horn

4582 SOUTH ULSTER ST., # 1500
DENVER, COLORADO 80237

Tel. No. (303) 228-2300
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	CAD	DRW	1/21/2022	096216004	2 OF 2

Project:	V-94-22
Location:	7001 Colorado Ave
Review Type:	Annexation, Zone Change, and Vacation of ROW
Fire Code:	2018 International Fire Code with Local Amendments
Planner:	Anita Riley
Date:	04/20/2022
Reviewer:	Savannah Elliott, Fire Prevention Specialist

Comments specific to the Development Review will be in red. These comments require response from the applicant. In addition to submitting a response to Commerce City, South Adams County Fire Department requires responses to be submitted directly to the Reviewer. The 2018 International Fire Code may be referenced at:

https://codes.iccsafe.org/content/IFC2018?site_type=public

General

1. South Adams County Fire Department (SACFD) requires an impact fee of **\$250.00 per unit for multi-family, \$668.00 per single family dwelling, \$0.06 per square foot for industrial/warehouse, and \$0.46 per square foot for commercial/retail** of any proposed building. For fees and other information see <https://sacfd.org/fireandemergencyservicesimpactfees/>
2. SACFD has no comments for the annexation, zone change, or vacation of ROW. That is subject to change as more information is received or if there are changes to the plans during subsequent reviews.

If/when application for construction/building permits are submitted, SACFD will review related plans at that time, to include any related comments.

Please contact your assigned SACFD plans examiner by phone or e-mail if you have any questions regarding the comments on the following pages or if you would like to set up a meeting.

Savannah Elliott

Fire Prevention Specialist

International Code Council – Fire Inspector II Cert #9533641

Project:	AN-265-22, Z984-22, V-94-22
Location:	7001 Colorado Ave
Review Type:	Annexation, Zone Change, and Vacation of ROW
Fire Code:	2018 International Fire Code with Local Amendments
Planner:	Anita Riley
Date:	03/16/2022
Reviewer:	Savannah Elliott, Fire Prevention Specialist

Comments specific to the Development Review will be in red. These comments require response from the applicant. In addition to submitting a response to Commerce City, South Adams County Fire Department requires responses to be submitted directly to the Reviewer. The 2018 International Fire Code may be referenced at:
https://codes.iccsafe.org/content/IFC2018?site_type=public

General

1. South Adams County Fire Department (SACFD) requires an impact fee of **\$250.00 per unit for multi-family, \$668.00 per single family dwelling, \$0.06 per square foot for industrial/warehouse, and \$0.46 per square foot for commercial/retail** of any proposed building. For fees and other information see <https://sacfd.org/fireandemergencyservicesimpactfees/>
2. At this time SACFD has no comments regarding the Annexation, Zone Change, and Vacation of ROW. This is subject to change as more information is received or if there are changes to the plans during subsequent reviews.

If/when application for construction/building permits are submitted, SACFD will review related plans at that time, to include any related comments.

Please contact your assigned SACFD plans examiner by phone or e-mail if you have any questions regarding the comments on the following pages or if you would like to set up a meeting.

Savannah Elliott

Fire Prevention Specialist

International Code Council – Fire Inspector II Cert #9533641

Re:	AN-265-22, Z-984-22, V-94-22, S-822-22
Date:	6/9/2022
Review Type:	Multiple Types: Annexation, Vacation, Zoning, Subdivision
Applicant Name:	Prospect
Applicant Address:	4100 E. Iliff Ave. #20, Devner, CO 80205
Project Name:	7001 Colorado Blvd. – Multi Family
Project Location:	7001 Colorado Blvd.
Reviewer:	Jeff Nelson, Development Review Supervisor

SACWSD Rules & Regulations can be found here:

<https://www.sacwsd.org/DocumentCenter/View/776/Rules-and-Regulations?bidId=>

SACWSD Design & Construction Standards can be found here:

<https://www.sacwsd.org/DocumentCenter/View/773/SACWSD-Design-Standards-and-Specifications?bidId=>

SACWSD Service Application can be found here:

<https://www.sacwsd.org/DocumentCenter/View/912/Development-Service-Application-2021?bidId=>

SACWSD Developer Checklist can be found here:

<https://www.sacwsd.org/DocumentCenter/View/774/General-DevelopmentChecklist?bidId=>

General comments to the referenced review can be found below. Any response from the applicant must be sent to SACWSD Development by emailing Development@sacwsd.org.

General Comments:

1. Determine whether the parcel is included in the District. If not, initiate the inclusion process and become included within the District's service area. This process typically takes between 90-180 days to complete. If the parcel is not included, offsite utility construction may be required to provide adequate fire flows to this site.
2. Identify the source and amount of water owned in order to serve the entire development as envisioned and present evidence to support ownership of adequate Equivalent Residential Units (ERUs).
3. Complete the District's service application with corresponding design plans including site, potable water, irrigation water, and wastewater utility plans, plumbing plans, and District standard details.
4. Design and construct the District's water and sewer infrastructure in accordance with current approved Design Standards and Construction Specifications.
5. Per SACWSD rules and regulations each building will be required to have individual water meters and sanitary sewer service lines.
6. Pay appropriate connection fees and pass all required inspections.

Project Special Comments:

No Special Comments.

If you have any questions about the comments given, please contact the SACWSD Development department at (720) 206 – 0595 or email Development@sacwsd.org.

Sincerely,

Jeff Nelson

Development Review Supervisor

From: [Tolbert, James - CD](#)
To: [Riley, Anita - CD](#)
Subject: FW: 7001 Colorado Blvd
Date: Friday, February 25, 2022 8:23:51 AM
Attachments: [image002.png](#)
[image004.png](#)
[image003.png](#)

fyi

From: Adame, Kimberly - CD <kadame@c3gov.com>
Sent: Friday, February 25, 2022 8:22 AM
To: Tolbert, James - CD <jtolbert@c3gov.com>
Subject: FW: 7001 Colorado Blvd

Comment from SACWD

From: Jeff Nelson <JNelson@sacwsd.org>
Sent: Friday, February 25, 2022 8:22 AM
To: Adame, Kimberly - CD <kadame@c3gov.com>; Sharleen Maier <smaier@sacwsd.org>
Subject: 7001 Colorado Blvd

Sharleen

The below project has the general comments response from SACWSD. No Special Conditions.

Sincerely,

Jeff Nelson
Development Review Supervisor
jnelson@sacwsd.org

South Adams County Water & Sanitation District
10200 East 102nd Avenue, Henderson, CO 80640

Direct: 720-206-0593, Cell: 720-530-8396



From: Adame, Kimberly - CD <kadame@c3gov.com>
Sent: Friday, February 25, 2022 8:15 AM
To: Soderlin, Brent - PW <bsoderlin@c3gov.com>; Claymore, Michelle - CM <mclaymore@c3gov.com>; Jones, Jennifer - CD <jjones@c3gov.com>; Rogers, Jason - CM <jrogers@c3gov.com>; Alverson, Lee - PW <lalverson@c3gov.com>; Renk, Michael - PW <mrenk@c3gov.com>; Hader, Matt - CA <mhader@c3gov.com>; Jeff Nelson <JNelson@sacwsd.org>; Lowery, Jenna - CM <jlowery@c3gov.com>;

June 9, 2022

Anita Riley
City of Commerce City
Community Development Department
7887 East 60th Avenue
Commerce City, CO 80022

RE: Prospect, S-822-22 & AN-265-22 - Revised
TCHD Case No. 7615 & 7616

Dear Ms. Riley,

Thank you for the opportunity to review and comment on the Plat to create a 4.06-acre lot and the second submittal of the Annexation, rezoning, and right-of-way (ROW) vacation for a multi-family housing development located at 7001 Colorado Boulevard. Tri-County Health Department (TCHD) staff previously reviewed the application for the Annexation, Zone Change, and Vacation of ROW and, in a letter dated March 9, 2022 responded with the comments included below. The applicant noted our comments in a letter dated March 28, 2022. TCHD has no further comments.

Historic Landfill

According to TCHD's records, there are historic landfills located within 1,000 feet of the subject property referenced as Landfill No. AD-111, AD-235, AD-065, AD-064, and AD-154. Flammable gas from decomposing organic matter in landfills may travel up to 1,000 feet from the source. At such time that construction is planned on this property, we recommend the following:

1. A flammable gas investigation should be conducted to determine if flammable gas (methane) is present in the subsurface soils at the property. The plan for the investigation should be submitted to TCHD for review and approval.
2. TCHD will review the results of the investigation. If the investigation indicates that methane is not present at or above 20% of the lower explosive limit for methane (1% by volume in air) in the soils, no further action is required.
3. In lieu of the investigation, a flammable gas control system shall be designed and constructed to protect buildings and subsurface access to utilities, i.e. vaults, manholes, etc. from flammable gas. Health and safety practices shall be followed during construction to protect site workers. A copy of TCHD guidelines for safe construction in areas on or near former landfills has been attached.

Questions regarding this may be directed to Warren Brown at 720-200-1568 or wbrown@tchd.org.

Community design to support walking and bicycling

Because chronic diseases related to physical inactivity and obesity now rank among the country's greatest public health risks, TCHD encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. Because research shows that the way we design our communities can encourage regular physical activity, TCHD strongly supports community plans that incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network. Increasing multi-modal transportation has additional co-benefits including improved air quality, which can reduce contributions to climate change and exposure to pollutants associated with a number of health problems including asthma, lung cancer, and heart disease.

In order to promote walking and bicycling through this development, TCHD encourages the applicant to consider the inclusion of the following as they design the community.

1. A system of sidewalks, bike paths and open space trail networks that are well-designed and well-lit, safe, and attractive so as to promote bicycle and pedestrian use.
2. Bicycle and pedestrian networks that provide direct connections between destinations in and adjacent to the community.
3. Where public transportation systems exist, direct pedestrian access should be provided to increase transit use and reduce unnecessary vehicle trips, and related vehicle emissions. The pedestrian/bicycle networks should be integrated with the existing and future transit plans for the area.
4. Streets that are designed to be pedestrian/bike friendly and to reduce vehicle and pedestrian/bicycle fatalities.
5. Bicycle facilities and racks are provided in convenient locations.

Connections to Transit:

Communities that promote walking, bicycling and transit trips can also help protect air quality by reducing vehicle trips and related emissions. TCHD supports projects that address the needs of groups (e.g., seniors, the disabled) who cannot or do not drive. Transit-friendly developments can make it easier for these groups to access services and to maintain connections within the community, which can also have health benefits. The proposed development is located adjacent to the Commerce City & 72nd Station. TCHD recommends the applicant consider how best to connect the development to the transit station.

Fugitive Dust – Building Demolition

Exposure to air pollution is associated with a number of health problems including asthma, lung cancer, and heart disease. The Colorado Department of Public Health and Environment Air Pollution Control Division (APCD) regulates air emissions. The application indicates that the existing building on the site will be demolished. State air quality regulations require that precautions be taken prior to demolition of buildings to evaluate the presence of asbestos fibers that may present a health risk. If asbestos is present, actions must be taken to prevent their release into the environment. State regulations also address control of ozone depleting compounds (chlorofluorocarbons) that may be contained in air conditioning or refrigerating equipment. The applicant shall contact the APCD at (303) 692-3100 for more information. Additional information is available at <http://www.cdphe.state.co.us/ap/asbestos>.

Vector Control – Building Demolition

Rodents such as mice and rats carry diseases which can be spread to humans through contact with rodents, rodent feces, urine, saliva, or through rodent bites. For example, Hantavirus Pulmonary Syndrome (HPS), a rare but potentially lethal viral infection, can be found in the droppings and urine of rodents commonly found in southwestern United States. When buildings are demolished, rodents can spread to surrounding properties and increase the risk of vector exposure to humans. The applicant should plan for vectors and eliminate any known infestations prior to demolition. Information on rodent control can be found at <http://www.tchd.org/400/Rodent-Control>.

Please feel free to contact me at 720-200-1575 or kboyer@tchd.org if you have any questions on TCHD's comments.

Sincerely,



Kathy Boyer, REHS
Land Use and Built Environment Specialist III

cc: Keith Homersham, Warren Brown, TCHD

HEALTH AND SAFETY PRACTICES DURING CONSTRUCTION ON OR NEAR FORMER LANDFILLS

If it has not been demonstrated that flammable gas is not present, the following health and safety practices shall be followed:

1. A flammable gas indicator will be utilized at all times during trenching, excavation, drilling, or when working within ten (10) feet of an open excavation.
2. Before personnel are permitted to enter an open trench or excavation, the trench or excavation will be monitored to ensure that flammable gas is not present in concentrations exceeding 1% and that oxygen is present at a minimum concentration of 19.5%. When in an excavation or trench, each work party will work no more than five (5) feet from a continuous flammable gas and oxygen monitor.
3. When trenching, excavating, or drilling deeper than two (2) feet into the fill, or in the presence of detectable concentrations of flammable gas, the soils will be wetted and the operating equipment will be provided with spark proof exhausts.
4. A dry chemical fire extinguisher, ABC rated, will be provided on all equipment used in the landfill.
5. Personnel within or near an open trench or drill hole will be fully clothed, and wear shoes with non-metallic soles, a hard hat and safety goggles or glasses.
6. Exhaust blowers will be used where trenches show a concentration of 1% flammable gas or a concentration of less than 19.5% oxygen.
7. Smoking will not be permitted in any area within one hundred (100) feet of the excavation.
8. Personnel will be kept upwind of any open trench unless the trench is continuously monitored.
9. All other applicable Safety and Health Regulations for Construction, as promulgated in 29 CFR by the Occupational Safety and Health Administration, shall be met. Applicable regulations include, but may not be limited to, the confined space standard (Part 1926.21(b)(6)(i) and (ii) in Subpart C); gases, vapors, fumes, dusts and mists (Part 1926.55 in Part 1926 Subpart E); fire protection and prevention (Part 1926 Subpart F); and trenching and excavation (Part 1926 Subpart P).
10. Compliance with the Occupational Safety and Health Administration's confined space requirements for general industry, as promulgated in 29 CFR 1910.146 and Appendices A- F.

March 9, 2022

Anita Riley
City of Commerce City
Community Development Department
7887 East 60th Avenue
Commerce City, CO 80022

RE: Prospect, AN-265-22, Z-984-11, V-95-22
TCHD Case No. 7541

Dear Ms. Riley,

Thank you for the opportunity to review and comment on the Annexation, Zone Change, and Vacation of Right-of-Way (ROW) for a multi-family housing development located at 7001 Colorado Boulevard. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

Historic Landfill

According to TCHD's records, there are historic landfills located within 1,000 feet of the subject property referenced as Landfill No. AD-111, AD-235, AD-065, AD-064, and AD-154. Flammable gas from decomposing organic matter in landfills may travel up to 1,000 feet from the source. Because construction is planned on this property, we recommend the following:

1. A flammable gas investigation should be conducted to determine if flammable gas (methane) is present in the subsurface soils at the property. The plan for the investigation should be submitted to TCHD for review and approval.
2. TCHD will review the results of the investigation. If the investigation indicates that methane is not present at or above 20% of the lower explosive limit for methane (1% by volume in air) in the soils, no further action is required.
3. In lieu of the investigation, a flammable gas control system shall be designed and constructed to protect buildings and subsurface access to utilities, i.e. vaults, manholes, etc. from flammable gas. Health and safety practices shall be followed during construction to protect site workers. A copy of TCHD guidelines for safe construction in areas on or near former landfills has been attached.

Questions regarding this may be directed to Sheila Lynch at 720-200-1571 or slynch@tchd.org.

Community design to support walking and bicycling

Because chronic diseases related to physical inactivity and obesity now rank among the country's greatest public health risks, TCHD encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. Because research shows that the way we design our communities can encourage regular physical activity, TCHD strongly supports community plans that incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network. Increasing multi-modal transportation has additional co-benefits including improved air quality, which can reduce contributions to climate change and exposure to pollutants associated with a number of health problems including asthma, lung cancer, and heart disease.

In order to promote walking and bicycling through this development, TCHD encourages the applicant to consider the inclusion of the following as they design the community.

1. A system of sidewalks, bike paths and open space trail networks that are well-designed and well-lit, safe, and attractive so as to promote bicycle and pedestrian use.
2. Bicycle and pedestrian networks that provide direct connections between destinations in and adjacent to the community.
3. Where public transportation systems exist, direct pedestrian access should be provided to increase transit use and reduce unnecessary vehicle trips, and related vehicle emissions. The pedestrian/bicycle networks should be integrated with the existing and future transit plans for the area.
4. Streets that are designed to be pedestrian/bike friendly and to reduce vehicle and pedestrian/bicycle fatalities.
5. Bicycle facilities and racks are provided in convenient locations.

Connections to Transit:

Communities that promote walking, bicycling and transit trips can also help protect air quality by reducing vehicle trips and related emissions. TCHD supports projects that address the needs of groups (e.g., seniors, the disabled) who cannot or do not drive. Transit-friendly developments can make it easier for these groups to access services and to maintain connections within the community, which can also have health benefits. The proposed development is located adjacent to the Commerce City & 72nd Station. TCHD recommends the applicant consider how best to connect the development to the transit station.

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Exposure to air pollution is associated with a number of health problems including asthma, lung cancer, and heart disease. The Colorado Department of Public Health and

Environment Air Pollution Control Division (APCD) regulates air emissions. The application indicates that the existing building on the site will be demolished. State air quality regulations require that precautions be taken prior to demolition of buildings to evaluate the presence of asbestos fibers that may present a health risk. If asbestos is present, actions must be taken to prevent their release into the environment. State regulations also address control of ozone depleting compounds (chlorofluorocarbons) that may be contained in air conditioning or refrigerating equipment. The applicant shall contact the APCD at (303) 692-3100 for more information. Additional information is available at <http://www.cdphe.state.co.us/ap/asbestos>.

Vector Control – Building Demolition

Rodents such as mice and rats carry diseases which can be spread to humans through contact with rodents, rodent feces, urine, saliva, or through rodent bites. For example, Hantavirus Pulmonary Syndrome (HPS), a rare but potentially lethal viral infection, can be found in the droppings and urine of rodents commonly found in southwestern United States. When buildings are demolished, rodents can spread to surrounding properties and increase the risk of vector exposure to humans. The applicant should plan for vectors and eliminate any known infestations prior to demolition. Information on rodent control can be found at <http://www.tchd.org/400/Rodent-Control>.

Please feel free to contact me at 720-200-1585 or aheinrich@tchd.org if you have any questions on TCHD's comments.

Sincerely,



Annemarie Heinrich Fortune, MPH/MURP
Land Use and Built Environment Specialist

cc: Sheila Lynch, Keith Homersham, Warren Brown, TCHD

HEALTH AND SAFETY PRACTICES DURING CONSTRUCTION ON OR NEAR FORMER LANDFILLS

If it has not been demonstrated that flammable gas is not present, the following health and safety practices shall be followed:

1. A flammable gas indicator will be utilized at all times during trenching, excavation, drilling, or when working within ten (10) feet of an open excavation.
2. Before personnel are permitted to enter an open trench or excavation, the trench or excavation will be monitored to ensure that flammable gas is not present in concentrations exceeding 1% and that oxygen is present at a minimum concentration of 19.5%. When in an excavation or trench, each work party will work no more than five (5) feet from a continuous flammable gas and oxygen monitor.
3. When trenching, excavating, or drilling deeper than two (2) feet into the fill, or in the presence of detectable concentrations of flammable gas, the soils will be wetted and the operating equipment will be provided with spark proof exhausts.
4. A dry chemical fire extinguisher, ABC rated, will be provided on all equipment used in the landfill.
5. Personnel within or near an open trench or drill hole will be fully clothed, and wear shoes with non-metallic soles, a hard hat and safety goggles or glasses.
6. Exhaust blowers will be used where trenches show a concentration of 1% flammable gas or a concentration of less than 19.5% oxygen.
7. Smoking will not be permitted in any area within one hundred (100) feet of the excavation.
8. Personnel will be kept upwind of any open trench unless the trench is continuously monitored.
9. All other applicable Safety and Health Regulations for Construction, as promulgated in 29 CFR by the Occupational Safety and Health Administration, shall be met. Applicable regulations include, but may not be limited to, the confined space standard (Part 1926.21(b)(6)(i) and (ii) in Subpart C); gases, vapors, fumes, dusts and mists (Part 1926.55 in Part 1926 Subpart E); fire protection and prevention (Part 1926 Subpart F); and trenching and excavation (Part 1926 Subpart P).
10. Compliance with the Occupational Safety and Health Administration's confined space requirements for general industry, as promulgated in 29 CFR 1910.146 and Appendices A- F.

From: GIS

Subject: GIS Approved Subdivisions

Date: 06/09/2022

The city of Commerce City GIS Division has approved the following subdivision address plats.

S-822-22, AN-265-22, Z-984-22, V-94-22 located at 7001 COLORAD BLVD

S-772-20-21 Legato Filing 1

S-771-20-21 Legato Filing 2

These subdivision cases have satisfied the criteria of the Roadway Naming and Addressing Standards for the city of Commerce City. GIS has no further comments on the addresses for these cases. Final approved address plats have been issued.



GIS Division, Information Technology Department

City of Commerce City | 7887 E. 60th Avenue | Commerce City, CO 80022

gis@c3gov.com | www.c3gov.com

Quality Community for a Lifetime



From: [DevelopmentSubmittals](#)
To: [Riley, Anita - CD](#)
Subject: RE: Case Referral AN-265-22, Z-984-22, V-94-22
Date: Friday, March 18, 2022 3:46:06 PM
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)

Hi Anita,

Thank you for including Adams County in the review for Case Referral AN-265-22, Z-984-22, V-94-22. Adams County has no concern with the proposed annexation and zone change to allow for multifamily.

Thank you!

Thanks,

[Layla Bajelan](#)

Senior Long Range Planner, *Community and Economic Development*

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601

720.523.6863 | LBajelan@adcogov.org | www.adcogov.org

** New Schedule: Tuesday-Friday 7 a.m. to 5:30 p.m.**

County operating hours: Tuesday through Friday, 7 a.m. to 5:30 p.m.

From: Memmer, Katelyn - CD <kmemmer@c3gov.com>
Sent: Tuesday, February 22, 2022 11:02 AM
Cc: Riley, Anita - CD <ariley@c3gov.com>; Mason, Tricia - CD <tmason@c3gov.com>; Adame, Kimberly - CD <kadame@c3gov.com>
Subject: Case Referral AN-265-22, Z-984-22, V-94-22

Please be cautious: This email was sent from outside Adams County

Hello,

On behalf of the Community Development Department of Commerce City, we invite you to review and comment on this land use application referral. Information on the application, including where and when to send comments, can be found below.

[AN-265-22, Z-984-22, V-94-22](#)

To: Anita Riley, Planner

From: Traci Ferguson, Parks Planner

Subject: AN-265-22 Z-984-22 V-94-22 7001 Colorado Blvd. Prospect

Date: April 20, 2022

Parks has reviewed the above proposal and has the following comments, which have been previously acknowledged by the applicant. The park fee-in-lieu has been updated to equal the annexation boundary square footage. The final fee will be determined once the plat is finalized.

- 1.) There will be a park fee-in-lieu associated with any residential portions of this development. Per the current plat it shall be calculated as follows. This calculation will be updated if the developable square footage changes.

$$\$45,364/\$12,000 \times \$0.09 \times 183,344 \text{ sq. ft.} = \mathbf{\$62,379}$$

- 2.) The park fee will be due at the time a building permit is obtained.
- 3.) The city has explored constructing a trail along the O'Brian Canal in this area. It would be on the opposite side of the canal from this development and would be contained within the canal right-of-way, utilizing the existing maintenance road. If this project moves forward, (there is currently no timeline) staff will communicate with the developer.

Please feel free to contact me at 303-227-8788 or tferguson@c3gov.com with any questions.

To: Anita Riley, Planner

From: Traci Ferguson, Parks Planner

Subject: AN-265-22 Z-984-22 V-94-22 7001 Colorado Blvd. Prospect

Date: March 16, 2022

Parks has reviewed the above proposal and has the following comments.

- 1.) There will be a park fee-in-lieu associated with any residential portions of this development. Per the current plat it shall be calculated as follows. This calculation will be updated if the developable square footage changes.

$$\$45,364/\$12,000 \times \$0.09 \times 168,133 \text{ sq. ft.} = \mathbf{\$57,203}$$

- 2.) The park fee will be due at the time a building permit is obtained.
- 3.) The city has explored constructing a trail along the O'Brian Canal in this area. It would be on the opposite side of the canal from this development and would be contained within the canal right-of-way, utilizing the existing maintenance road. If this project moves forward, (there is currently no timeline) staff will communicate with the developer.

Please feel free to contact me at 303-227-8788 or tferguson@c3gov.com with any questions.

The Farmers Reservoir and Irrigation Company
80 South 27th Avenue
Brighton, CO 80601
PH: 303-659-7373 / FX: 303-659-6077

TO: Anita Riley
DATE: April 6, 2022
FRICO Project# Referrals Commerce City

EMAILED: April 6, 2022
EMAILED TO:
ariley@c3gov.com

APPLICANT: Prospect
RE: Development Plan
CASE #: AN-265, Z-984-22, V-94-22

DEAR Ms. Riley:

I wish to submit the following information regarding the above referenced project.

X The concerns of Farmers Reservoir and Irrigation Company are in the area of encroachment to the Right of Way of the canal. FRICO requires a **minimum** of 25' on each side of the canal for a maintenance road plus the distance to the toe of the ditch embankment. The boundaries of the Right of Way must be agreed upon.

X Drainage is another concern that must be addressed as FRICO does not allow any developed storm flow into our canals. This will apply if any development happens.

 Property concerns need to be resolved.

X No construction of any structure can be put on our ROW. No use of any sort including pedestrian or vehicle on our ROW is approved.

X Please send drainage study and additional information regarding your project so that we may complete our review and that review criteria can be sent to you, if applicable.

X FRICO does not accept retention ponds adjacent to our facilities, however, we may grant a variance with submittal of application and engineering deposit for review of drainage plan and other documents.

X Canal road may not be used for access without approval and executed agreement.

 FRICO will require a license agreement

X FRICO may require an access permit

X FRICO will require a seepage agreement

 FRICO No comments on application/proposal

X We request to comment again.

The applicant has or **X** has not completed a Project Review Application and submitted a deposit for review fees with the Ditch Company. In addition to the above comments, FRICO's comments are limited to this set of plans.

Please email should you have any questions.

Sincerely,

Cheryl Plucker
Cheryl@farmersres.com
720-297-0877

From: [Memmer, Katelyn - CD](#)
To: [Riley, Anita - CD](#)
Subject: FW: Case Referral AN-265-22, Z-984-22, V-94-22
Date: Monday, March 7, 2022 4:01:45 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

From: Hutchinson, Adam W <Adam.W.Hutchinson@xcelenergy.com>
Sent: Monday, March 7, 2022 3:43 PM
To: Memmer, Katelyn - CD <kmemmer@c3gov.com>
Subject: RE: Case Referral AN-265-22, Z-984-22, V-94-22

Katelyn,

Thank you for sending this new link over to me. I was able to confirm that we do not have any easements or fee property within your scope of work.

Thank you for reach our to Xcel to confirm.

Adam Hutchinson
Xcel Energy
Contract Agent, Siting & Land Rights
1800 Larimer St, Suite 400 Denver, CO 80202
C: 303.547.4717
E: adam.w.hutchinson@xcelenergy.com

From: Memmer, Katelyn - CD <kmemmer@c3gov.com>
Sent: Monday, March 7, 2022 3:14 PM
To: Hutchinson, Adam W <Adam.W.Hutchinson@xcelenergy.com>
Subject: RE: Case Referral AN-265-22, Z-984-22, V-94-22

EXTERNAL - STOP & THINK before opening links and attachments.

Hi Adam,

Please try this link:  [AN-265-22, Z-984-22, V-94-22](#)



Best,

Katelyn Memmer

Administrative Specialist III
City of Commerce City | Community Development

303-289-3679
7887 East 60th Avenue
Commerce City, CO 80022

From: Hutchinson, Adam W <Adam.W.Hutchinson@xcelenergy.com>
Sent: Monday, March 7, 2022 1:42 PM
To: Memmer, Katelyn - CD <kmemmer@c3gov.com>
Subject: RE: Case Referral AN-265-22, Z-984-22, V-94-22

Afternoon Katelyn,

I was forwarded your request for Xcel's review of the development site in Commerce City. It doesn't look like we have any Transmission Lines our own any fee property around the around in question. However, I was unable to open up the link that was provided and could only base this one looking at the area around Colorado Blvd & E 70th Ave. Would you please resend that link so I may confirm what I am telling you.

Thank you,

Adam Hutchinson
Xcel Energy
Contract Agent, Siting & Land Rights
1800 Larimer St, Suite 400 Denver, CO 80202
C: 303.547.4717
E: adam.w.hutchinson@xcelenergy.com

From: Memmer, Katelyn - CD <kmemmer@c3gov.com>
Sent: Tuesday, February 22, 2022 11:02 AM
Cc: Riley, Anita - CD <ariley@c3gov.com>; Mason, Tricia - CD <tmason@c3gov.com>; Adame, Kimberly - CD <kadame@c3gov.com>
Subject: Case Referral AN-265-22, Z-984-22, V-94-22

EXTERNAL - STOP & THINK before opening links and attachments.

Hello,

On behalf of the Community Development Department of Commerce City, we invite you to review and comment on this land use application referral. Information on the application, including where and when to send comments, can be found below.

☐ [AN-265-22, Z-984-22, V-94-22](#)



REQUEST FOR COMMENT/REVIEW

February 16, 2022

The Community Development Department requests comments on the following:

Case No:	AN-265-22, Z-984-22, V-94-22	Type:	E	Phone:	303.289.3716
Case Planner:	Anita Riley	Email:	ariley@c3gov.com		
Location:	7001 Colorado Ave.				
Applicant:	Prospect 4100 E. Iliff Ave., #20 Denver, CO 80205 smcfadden@prospect.com	Owner:	Richdell Properties LLC 7905 W. 120 th Ave. Broomfield, CO 80020		

Case Summary

Request:	Annexation, Zone Change, and Vacation of ROW
Project Description:	An annexation and zone change for a multi-family housing development on 3.98 acres along with .08 acres of vacated ROW. This would result in a total in a total of 4.06 acre parcel zoned Multi-Family Residential
Current Zone District:	A-1 Agricultural (ADCO)
Comp Plan:	Mixed Use Commercial

Background Information

Site Information	
Site Size:	4.06
Current Conditions:	Commercial and residential
Existing Right-of-Way:	Colorado Boulevard to the east and 70 th Avenue to the south
Neighborhood:	Adams City
Existing Structures:	1768 square-foot office building constructed in 1940 and 1000 square-foot residential structure constructed in 1932
Structures to Remain?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A

Referral Information

Electronic Submittal

Uploaded to Case folder? ☒ Yes ☐ No Electronic Submittal not provided by applicant ☐

Please review the proposal and forward written comments to:

City of Commerce City
Community Development Department
Attn: Anita Riley
7887 East 60th Avenue
Commerce City, CO 80022

If *no response* is received by the date below, the assumption will be made that you have *no objections or concerns* regarding the above proposal.

Comments Due: **March 16, 2022 – This is an expedited review**

PRT/DRT Date: **March 17, 2022**



Best,

Katelyn Memmer

Administrative Specialist III

City of Commerce City | Community Development

303-289-3679

7887 East 60th Avenue

Commerce City, CO 80022

From: Diedrich, Cheryl L
To: Phelps, Randall; Riley, Anita - CD
Cc: Van Laere, Jacob; George, Donna L; Scott McFadden; JP Aymon
Subject: RE: Commerce City Cases: AN-265-22, Z-984-22, V-94-22 @ 7001 Colorado Blvd
Date: Thursday, June 9, 2022 11:20:11 AM
Attachments: [Xcel-Annexation letter response.pdf](#)

Randall,

Thanks for your time this morning, as discussed and detailed in Donna's March 15, 2022 letter

(attached) as long as the party adheres to the terms as set forth in Donna's response letter we have

no objection to the proposed rezone.

Regards,

Cheryl L. Diedrich, CPL

Xcel Energy | Responsible By Nature

Senior Agent, Right of Way & Permits

1123 West 3rd Ave., Denver, CO. 80223

P: 303-571-3116 C: 303-908-0299 F: 303-571-3284

cheryl.diedrich@xcelenergy.com

From: Phelps, Randall <randall.phelps@kimley-horn.com>

Sent: Thursday, June 9, 2022 11:08 AM

To: Diedrich, Cheryl L <Cheryl.Diedrich@xcelenergy.com>

Cc: Van Laere, Jacob <Jacob.Van.Laere@xcelenergy.com>; George, Donna L <Donna.L.George@xcelenergy.com>; Riley, Anita - CD <ariley@c3gov.com>; Scott McFadden

<smcfadden@prospectprop.com>; JP Aymon <jpaymon@prospectprop.com>

Subject: Commerce City Cases: AN-265-22, Z-984-22, V-94-22 @ 7001 Colorado Blvd
Hello Cheryl,

As requested by Anita yesterday, below is our response to the attached letter

Xcel Energy,

Thank you for your supportive response to the above cases with Commerce City. We have reviewed the requirements of the letter and recognize that further applications will be required as demolition, relocation or new services are needed associated with forthcoming site and building design. We expect that work to progress this fall, but not at this time.

The annexation is scheduled to be heard at the City Council meeting on June 20th. Anita Riley with Commerce City can follow up with Jacob Van Laere, also copied here, to assist with the mapping department updates.

Regards,

Randall

Randall J. Phelps, P.E., LEED AP

Kimley-Horn | 4582 South Ulster Street, Suite 1500, Denver, CO 80237

Universal Number: 303 228 2336 | Mobile: 303 905 7415 | Main: 303 228 2300

Connect with us: Kimley-Horn.com | [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#) | [Randall's LinkedIn Profile](#)

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Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

March 15, 2022

City of Commerce City Community Development Department
7887 East 60th Avenue
Commerce City, CO 80022

Attn: Anita Riley

Re: 7001 Colorado Boulevard, Case #s AN-265-22 / Z-984-22 / V-94-22

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **7001 Colorado Boulevard Annexation, Rezone, and Right of Way Vacation**. Please be advised that Public Service Company has existing electric distribution facilities within the areas indicated in this proposed rezone. Public Service Company has no objection to this proposed rezone, contingent upon Public Service Company of Colorado's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

The City of Commerce City must send us notification after approval of the proposed annexation has been finalized. This notification should be sent to Jacob Van Laere (303-571-3818) at: Xcel Energy, 1123 West 3rd Avenue, Denver, Colorado 80223 or jacob.van.laere@xcelenergy.com. This will allow our mapping department to make the necessary updates to our mapping system.

PSCo has no conflict with the Right of Way vacation.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements *will* need to be acquired by separate document for new facilities (i.e. transformers) – be sure to have the Designer contact a Right-of-Way and Permits Agent.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 to have all utilities located prior to any construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com



March 15, 2022

RE: No Objection to Vacation of Right-of-Way

To: Utility Company/ Public works Representative:

We are requesting that the city of Commerce City vacate the street/alley right-of-way identified on the attached exhibit. When vacating a street/alley, the city reserves the entire right-of-way as an easement if no request has been made to remove the easement. We are requesting removal of the easement.

Please review the enclosed exhibit. If you have facilities that are located within the right-of-way that must remain in-place, please let us know so either a new easement can be created, or the utility can be relocated. As well, if you do not have, nor plan to have, facilities located within this right-of-way, please let us know.

All costs associated with easement drawings and/or facility relocation will be the responsibility of the applicant.

Please return this form by fax or email to our office after furnishing the requested information. If you have any questions or concerns about the proposed vacation, please contact our office.

Thank you for your assistance.

Name of Utility Company or Public Works Department:

__LUMEN__

Utility Contact or Department Representative:

____Justin Chelko____

Address: __5325 Zuni St, Denver CO 80221__

Street Number and name

City

State

Zip Code

Telephone: Office: __720-738-2804__ Cell: _____

(a) We have no facilities in the proposed vacated right-of-way.

(b) **We need to maintain an easement for facilities in the current location.**

(c) Arrangements need to be made for relocation of our facilities.

Utility Contact: _____justin chelko_____3/15/22____
Signature Date

Comments:

Attach separate sheet for additional comments.

Please return to: James Desmond, P.E.

 James.Desmond@kimley-horn.com

 720.647.6228

EXHIBIT A
LOCATED WITHIN THE NORTHEAST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
CITY OF COMMERCE CITY, COUNTY OF ADAMS,
STATE OF COLORADO

PARCEL DESCRIPTION

A PARCEL OF LAND LOCATED THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1, AS MONUMENTED BY 3-1/4" ALUMINUM CAP, STAMPED "RLS 24673", WHENCE NORTH SIXTEENTH CORNER OF SAID SECTION 1, AS MONUMENTED BY A 2" ILLEGIBLE ALUMINUM CAP, BEARS S 00°00'00" W, A DISTANCE OF 1320.79 FEET, FORMING THE BASIS OF BEARINGS USED IN THIS DESCRIPTION;

THENCE SOUTH 08°43'40" WEST, A DISTANCE OF 263.61 FEET TO A POINT ON THE WEST LINE OF A 10 FOOT RIGHT-OF-WAY DEDICATION AT BOOK 6083, PAGE 635 OF THE ADAMS COUNTY RECORDS, AND THE **POINT OF BEGINNING**;

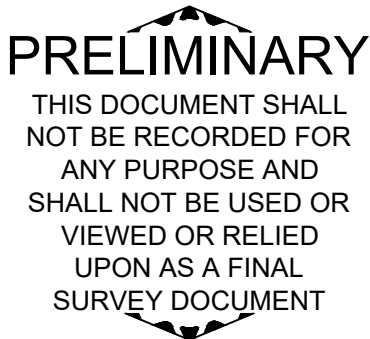
THENCE DEPARTING SAID WEST LINE, SOUTH 35°24'58" EAST, A DISTANCE OF 62.13 FEET TO A POINT OF CURVATURE;

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 18°47'52", A RADIUS OF 675.00 FEET, AN ARC LENGTH OF 221.46 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 09°23'56" WEST, 220.47 FEET TO A POINT ON SAID WEST LINE;

THENCE ALONG SAID WEST LINE, NORTH 00°00'00" EAST, A DISTANCE OF 268.14 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 3,493 SQ. FT. OR 0.080 ACRES, MORE OR LESS.

I, DARREN R. WOLTERSTORFF, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.

NOTES:

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

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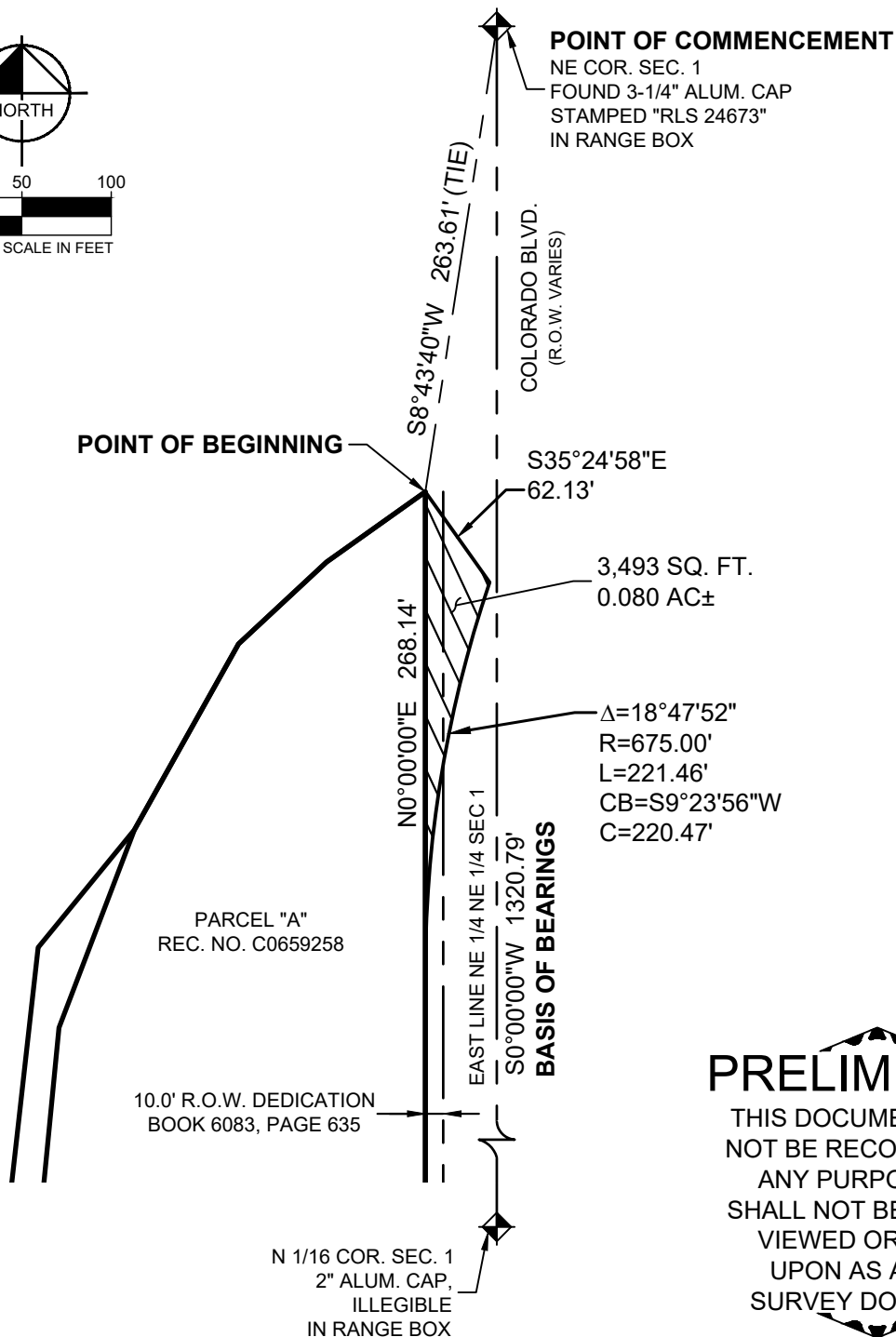
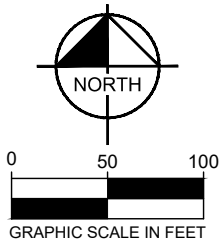
Kimley»Horn

4582 SOUTH ULSTER ST., # 1500
DENVER, COLORADO 80237

Tel. No. (303) 228-2300
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CAD	DRW	1/21/2022	096216004	1 OF 2

EXHIBIT A
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PRELIMINARY

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March 15, 2022

RE: No Objection to Vacation of Right-of-Way

To: Utility Company/ Public works Representative:

We are requesting that the city of Commerce City vacate the street/alley right-of-way identified on the attached exhibit. When vacating a street/alley, the city reserves the entire right-of-way as an easement if no request has been made to remove the easement. We are requesting removal of the easement.

Please review the enclosed exhibit. If you have facilities that are located within the right-of-way that must remain in-place, please let us know so either a new easement can be created, or the utility can be relocated. As well, if you do not have, nor plan to have, facilities located within this right-of-way, please let us know.

All costs associated with easement drawings and/or facility relocation will be the responsibility of the applicant.

Please return this form by fax or email to our office after furnishing the requested information. If you have any questions or concerns about the proposed vacation, please contact our office.

Thank you for your assistance.

Name of Utility Company or Public Works Department: City of Commerce Public Works

Utility Contact or Department Representative: Lee Alverson

Address: 3604 Rosemary Street Commerce City Colorado, 80022
Street Number and name City State Zip Code

Telephone: Office: 303-289-8150 Cell: _____

(a) We have no facilities in the proposed vacated right-of-way.

(b) We need to maintain an easement for facilities in the current location.

(c) Arrangements need to be made for relocation of our facilities.

Utility Contact: Lee Alverson 4/18/22
Signature Date

Comments:

Attach separate sheet for additional comments.

Please return to: James Desmond, P.E.

 James.Desmond@kimley-horn.com

 720.647.6228

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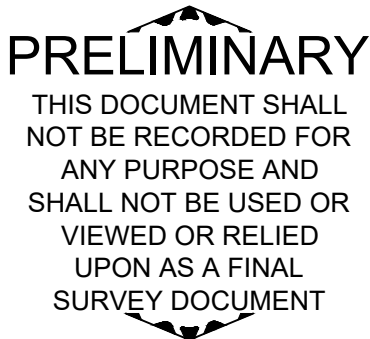
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FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.

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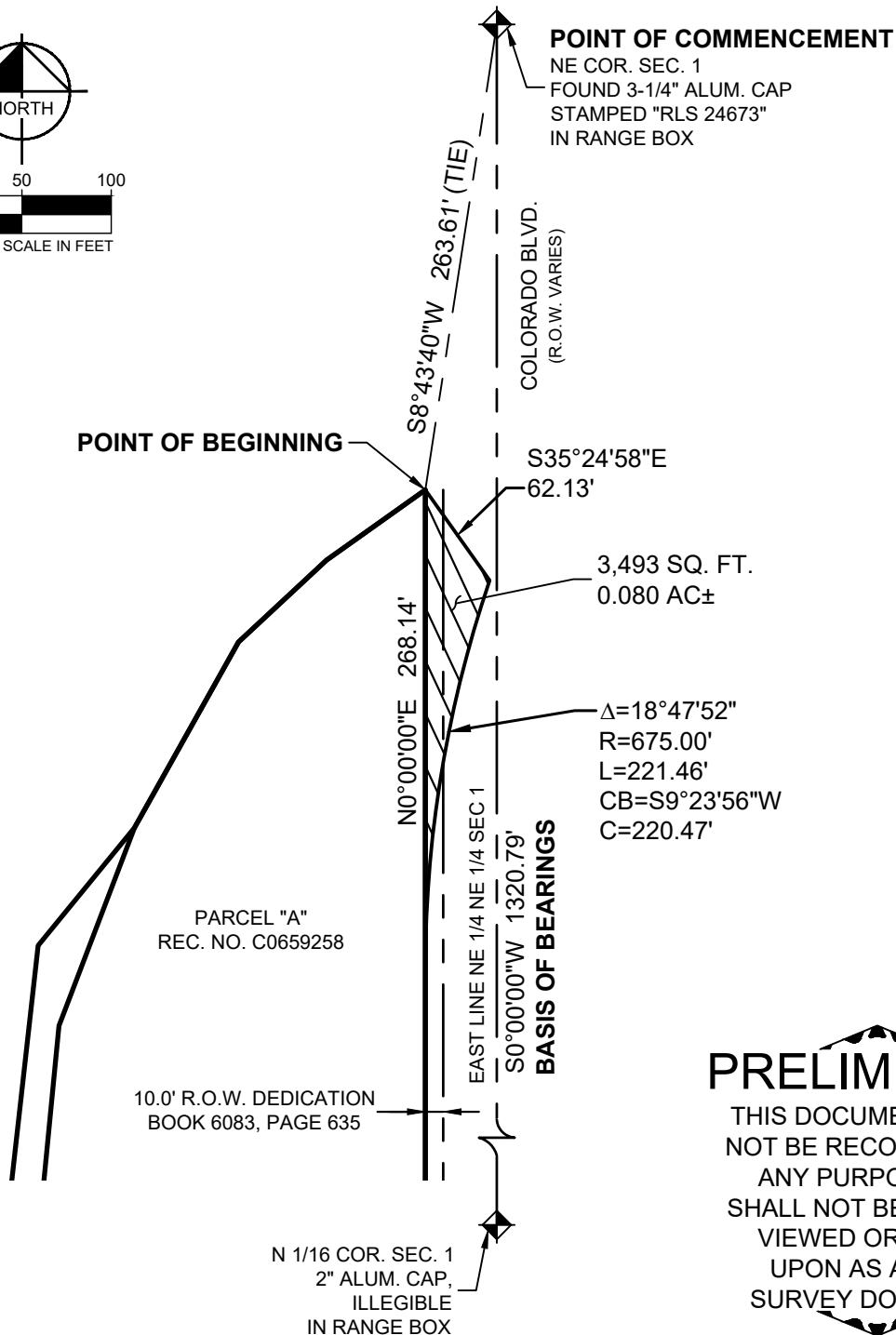
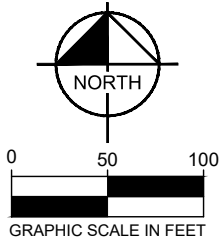
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March 15, 2022

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Please return this form by fax or email to our office after furnishing the requested information. If you have any questions or concerns about the proposed vacation, please contact our office.

Thank you for your assistance.

Name of Utility Company or Public Works Department: Comcast Cable

Utility Contact or Department Representative: Dennis Longwell

Address: 1601 Mile High Stadium Circle Denver Co 80204
Street Number and name City State Zip Code

Telephone: Office: _____ Cell: 720-435-5091

- (a) We have no facilities in the proposed vacated right-of-way.
- (b) We need to maintain an easement for facilities in the current location.
- (c) Arrangements need to be made for relocation of our facilities.

Utility Contact: Dennis Longwell 3/16/22
Signature Date

Comments:

Attach separate sheet for additional comments.

Please return to: James Desmond, P.E.

 James.Desmond@kimley-horn.com

 720.647.6228

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NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
CITY OF COMMERCE CITY, COUNTY OF ADAMS,
STATE OF COLORADO

PARCEL DESCRIPTION

A PARCEL OF LAND LOCATED THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1, AS MONUMENTED BY 3-1/4" ALUMINUM CAP, STAMPED "RLS 24673", WHENCE NORTH SIXTEENTH CORNER OF SAID SECTION 1, AS MONUMENTED BY A 2" ILLEGIBLE ALUMINUM CAP, BEARS S 00°00'00" W, A DISTANCE OF 1320.79 FEET, FORMING THE BASIS OF BEARINGS USED IN THIS DESCRIPTION;

THENCE SOUTH 08°43'40" WEST, A DISTANCE OF 263.61 FEET TO A POINT ON THE WEST LINE OF A 10 FOOT RIGHT-OF-WAY DEDICATION AT BOOK 6083, PAGE 635 OF THE ADAMS COUNTY RECORDS, AND THE **POINT OF BEGINNING**;

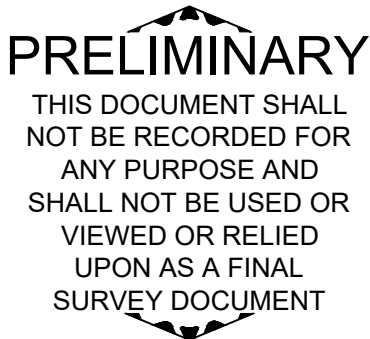
THENCE DEPARTING SAID WEST LINE, SOUTH 35°24'58" EAST, A DISTANCE OF 62.13 FEET TO A POINT OF CURVATURE;

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 18°47'52", A RADIUS OF 675.00 FEET, AN ARC LENGTH OF 221.46 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 09°23'56" WEST, 220.47 FEET TO A POINT ON SAID WEST LINE;

THENCE ALONG SAID WEST LINE, NORTH 00°00'00" EAST, A DISTANCE OF 268.14 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 3,493 SQ. FT. OR 0.080 ACRES, MORE OR LESS.

I, DARREN R. WOLTERSTORFF, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.

NOTES:

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

2. THIS DOCUMENT IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

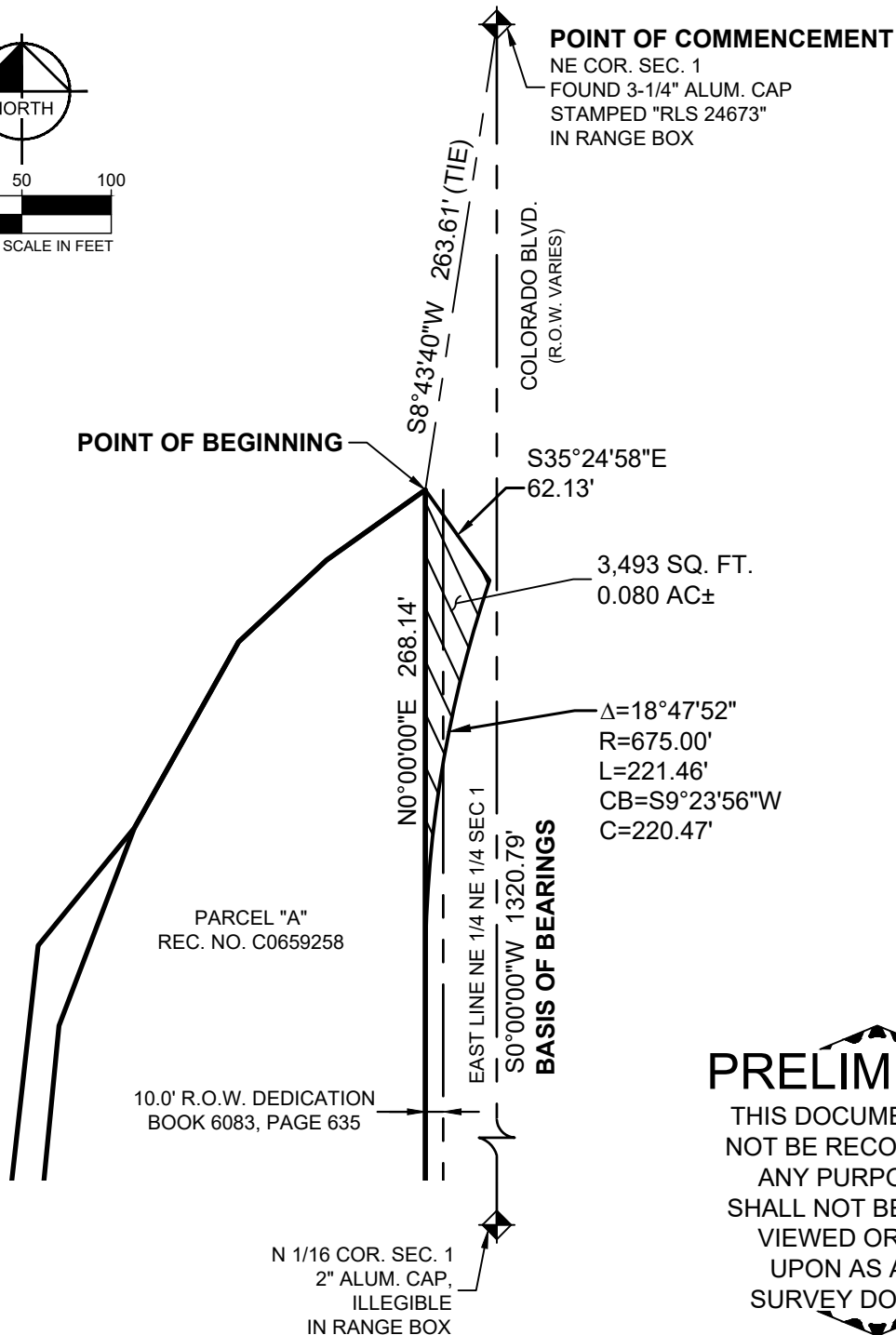
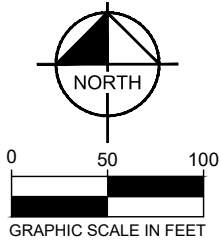
Kimley»Horn

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www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CAD	DRW	1/21/2022	096216004	1 OF 2

EXHIBIT A
LOCATED WITHIN THE NORTHEAST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 1,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
CITY OF COMMERCE CITY, COUNTY OF ADAMS,
STATE OF COLORADO



PRELIMINARY
THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
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1" = 100'	CAD	DRW	1/21/2022	096216004	2 OF 2