

**A RESOLUTION APPROVING THE LEGATO FILING NO. 1 SUBDIVISION  
GENERALLY LOCATED BETWEEN TOWER ROAD AND E-470, SOUTH OF 96TH  
AVENUE, WEST OF HIMALAYA PARKWAY, AND BETWEEN E. 93RD PLACE AND  
E. 95TH AVENUE**

**NO. 2022-50**

WHEREAS, the City of Commerce City has received an application for a subdivision plat for the property known as Legato Filing No. 1 (the "Subdivision"), generally located at the between Tower Road and E-470 and South of 96th Avenue and as depicted on Exhibit A, attached hereto and incorporated herein by reference.

WHEREAS, the City Council, consistent with its authority as stated in the City of Commerce City Land Development Code, Section 21-3241(4)(d), has requested that this Subdivision be reviewed through the public hearing process; and

WHEREAS, in accordance with Section 21-3180 of the City's Land Development Code, all required notices of public hearings before the Planning Commission of the City and the City regarding the requested zoning was given, including by: publication on April 21, 2022 and May 19, 2022 in the Sentinel Express, a legal newspaper of general circulation in the City of Commerce City; mailing on April 20, 2022, through the United States Postal Service in the manner required by the Land Development Code; and posting placards on the property that is the subject of the application on April 22, 2022, and May 26, 2022, in the manner and for the duration required by the Land Development Code;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COMMERCE CITY, COLORADO, AS FOLLOWS:

SECTION 1. The City Council of the City of Commerce City, Colorado, finds, consistent with the Commerce City Land Development Code Section 21-3241(3), after a duly-noticed public hearing held in compliance with legal requirements, as follows:

1. The subdivision is consistent with the approved rezoning, concept plan or PUD Zone Document, including the Legato Filing PUD Zone Document;
2. The subdivision is consistent with and implements the intent of the specific residential PUD zoning district in which it is located;
3. There is no evidence to suggest that the subdivision violates any state, federal, or local laws, regulations, or requirements;
4. The general layout of lots, roads, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, and otherwise accomplishes the purposes and intent of the land development code;

5. The subdivision complies with all applicable city standards and does not unnecessarily create lots or patterns of lots that make compliance with such standards difficult or infeasible;
6. The subdivision will not result in a substantial or undue adverse effect on adjacent properties, traffic conditions, parking, public improvements, either as they presently exist or as they may in the future exist as a result of the implementation of provisions and policies of the comprehensive plan, the land development code, or any other plan, program or ordinance adopted by the city, as these properties are either residential in nature, or have already been developed;
7. Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development, as the applicant will contribute to established fees in lieu for parks and schools;
8. A new development agreement between the city and the applicant has been executed which addresses the construction of required public improvements; and
9. The proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.

SECTION 2. Legato Filing No. 1 Subdivision, attached at Exhibit A, is hereby approved.

RESOLVED AND PASSED THIS 6TH DAY OF JUNE 2022.

CITY OF COMMERCE CITY, COLORADO

---

Benjamin A. Huseman, Mayor

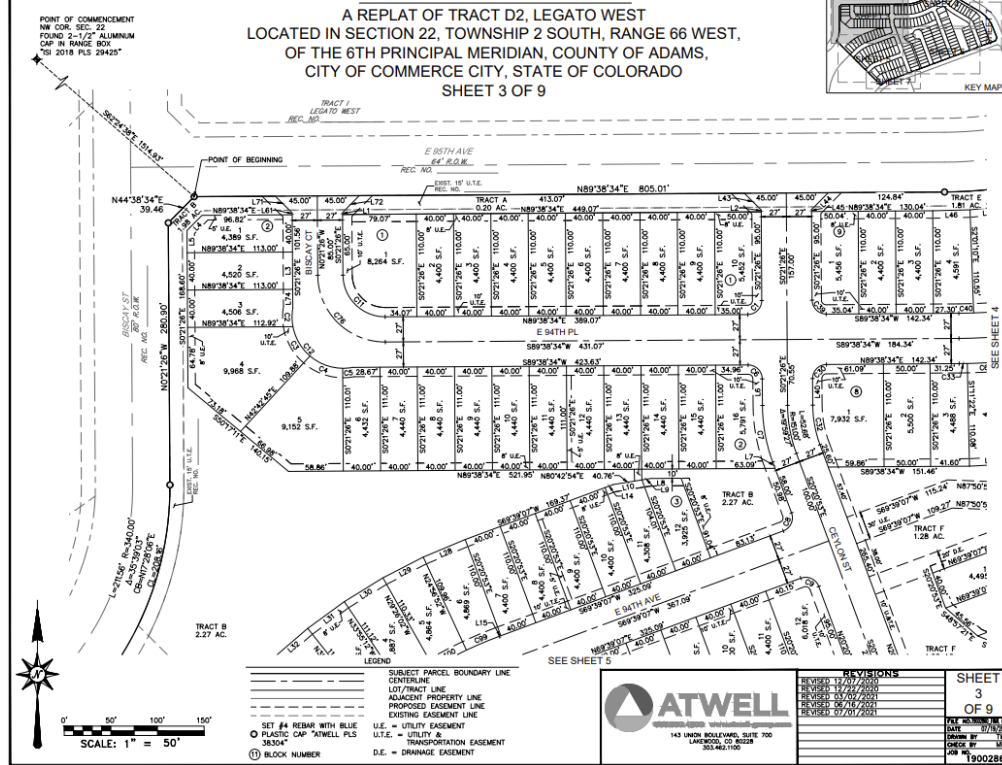
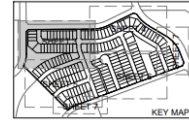
ATTEST

---

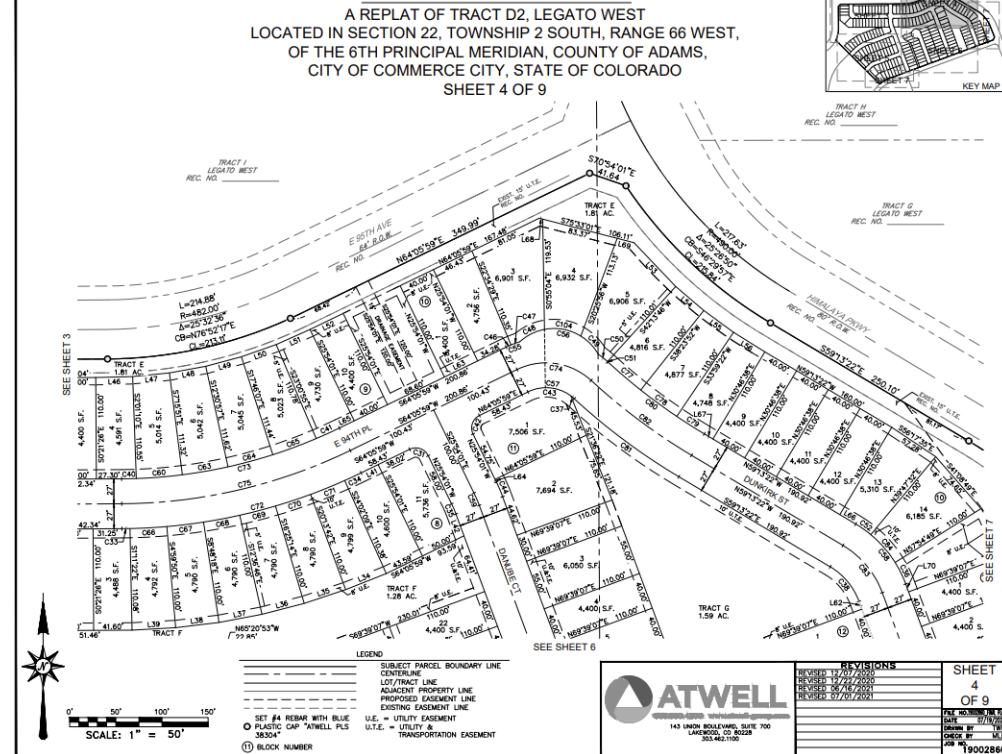
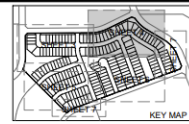
Dylan A. Gibson, City Clerk



A REPLAT OF TRACT D2, LEGATO WEST  
LOCATED IN SECTION 22, TOWNSHIP 2 SOUTH, RANGE 66 WEST,  
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS,  
CITY OF COMMERCE CITY, STATE OF COLORADO  
SHEET 3 OF 9



A REPLAT OF TRACT D2, LEGATO WEST  
LOCATED IN SECTION 22, TOWNSHIP 2 SOUTH, RANGE 66 WEST,  
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS,  
CITY OF COMMERCE CITY, STATE OF COLORADO  
SHEET 4 OF 9



A REPLAT OF TRACT D2, LEGATO WEST  
LOCATED IN SECTION 22, TOWNSHIP 2 SOUTH, RANGE 66 WEST,  
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS,  
CITY OF COMMERCE CITY, STATE OF COLORADO

[illegible]

A REPLAT OF TRACT D2, LEGATO WEST  
LOCATED IN SECTION 22, TOWNSHIP 2 SOUTH, RANGE 66 WEST,  
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS,  
CITY OF COMMERCE CITY, STATE OF COLORADO

LOCATED IN SECTION 22, TOWNSHIP 2 SOUTH, RANGE 66 WEST,  
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS,  
CITY OF COMMERCE CITY, STATE OF COLORADO

SEE SHEET 4  
SHEET 6 OF 9

TRACT F  
1.28 AC.

TRACT G  
1.58 AC.

SEE SHEET 5

SEE SHEET 7

LEGEND

SUBJECT PARCEL BOUNDARY LINE  
CENTERLINE  
LOT/TRACT LINE  
ADJACENT PROPERTY LINE  
PROPOSED EASEMENT LINE  
EXISTING EASEMENT LINE

SET #4 REBAR WITH BLUE  
CAP ATWELL PLS  
3054

U.E. = UTILITY EASEMENT  
U.T.E. = UTILITY &  
TRANSPORTATION EASEMENT  
D.E. = DRAINAGE EASEMENT

SCALE: 1" = 50'

ATWELL

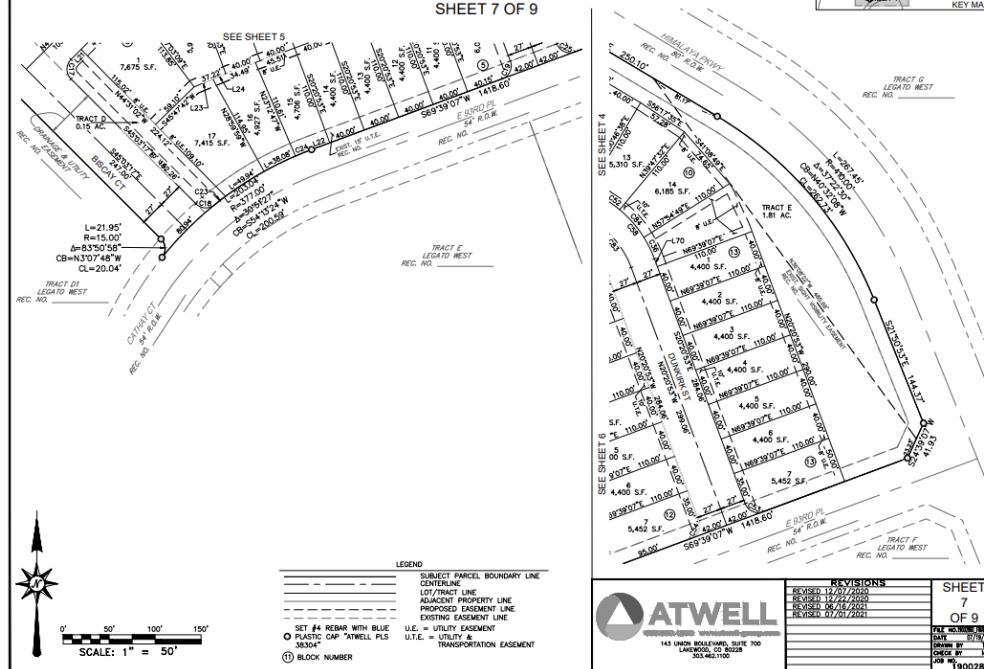
143 UNION BOULEVARD, SUITE 700  
LAKEWOOD, CO 80202  
303.482.1100

REVISIONS

SHEET 6 OF 9



A REPLAT OF TRACT D2, LEGATO WEST  
LOCATED IN SECTION 22, TOWNSHIP 2 SOUTH, RANGE 66 WEST,  
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS,  
CITY OF COMMERCE CITY, STATE OF COLORADO  
SHEET 7 OF 9



A REPLAT OF TRACT D2, LEGATO WEST  
LOCATED IN SECTION 22, TOWNSHIP 2 SOUTH, RANGE 66 WEST,  
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 8 OF 9

LINE TABLE		LINE TABLE		LINE TABLE		Curve Table						Curve Table					
LINE	LENGTH BEARING	LINE	LENGTH BEARING	LINE	LENGTH BEARING	CURVE #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD LENGTH	CURVE #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD LENGTH
L1	2.00' S00°21'26"E	L28	48.83' S67°16'16"W	L53	65.54' N43°34'51"W	C1	23.56'	15.00'	90°00'00"	N44°36'34"E	21.21	C36	26.02'	127.00'	114°18'18"	N68°33'02"E	25.97
L2	2.00' S00°21'26"E	L29	48.61' S82°48'33"W	L54	40.00' N49°23'53"W	C2	20.50'	55.00'	92°00'00"	S07°36'17"E	20.44	C37	4.61'	45.00'	95°14'48"	N50°17'22"E	46.00
L3	40.00' S00°21'26"E	L30	48.61' S89°19'23"W	L55	40.00' N53°48'23"W	C3	37.14'	55.00'	39°14'48"	S30°27'33"E	36.44	C38	49.53'	73.00'	38°52'00"	N34°47'08"E	48.59
L4	22.89' N44°38'34"E	L31	48.61' S33°53'13"E	L56	40.00' N60°30'03"W	C4	38.31'	55.00'	38°54'18"	S69°28'39"E	37.54	C39	23.56'	15.00'	90°00'00"	S42°1'26"E	21.21
L5	23.82' N00°21'26"E	L32	48.61' S49°13'03"W	L57	57.38' S65°17'30"E	E5	11.39'	55.00'	115°19'56"	N84°37'56"E	11.37	C40	15.99'	548.00'	139°45'	N84°48'42"E	15.90
L6	28.50' S00°21'26"E	L33	48.61' S44°51'03"E	L58	74.65' S41°08'46"E	C6	23.56'	15.00'	90°00'00"	N44°36'34"E	21.21	C41	27.50'	548.00'	139°45'	N84°48'42"E	27.59
L7	7.02' S20°20'53"E	L34	47.32' S68°19'28"W	L61	2.00' S00°21'26"E	C7	62.11'	178.00'	19°59'27"	S10°29'06"E	61.79	C42	43.26'	15.00'	90°00'00"	S19°05'59"E	21.21
L8	32.59' N69°34'07"E	L35	47.31' S71°40'23"E	L62	8.06' S20°20'53"E	C8	23.56'	15.00'	90°00'00"	N44°36'34"E	21.21	C43	23.56'	45.00'	62°40'40"	N43°34'14"E	46.81
L9	9.55' N80°42'54"E	L36	47.31' S79°29'00"W	L63	40.00' S64°10'59"W	C9	23.56'	15.00'	90°00'00"	N60°25'33"E	21.21	C44	17.15'	177.00'	53°30'09"	N23°07'27"E	17.15
L10	31.21' N80°42'54"E	L37	47.31' S71°40'23"E	L64	3.25' N25°45'01"W	C10	23.56'	15.00'	90°00'00"	N44°36'34"E	21.21	C45	23.56'	15.00'	90°00'00"	S60°20'53"E	21.21
L13	3.24' S44°56'43"W	L38	47.31' S83°30'56"W	L65	17.97' S44°56'43"W	C11	70.69'	45.00'	90°00'00"	S45°21'26"E	63.64	C46	5.75'	99.00'	73°00'15"	S65°45'45"E	5.75
L14	9.37' N69°34'07"E	L39	47.31' S86°46'56"W	L66	20.07' N59°13'22"E	C12	107.40'	55.00'	115°13'56"	S45°21'26"E	91.13	C47	10.09'	99.00'	55°06'26"	S70°20'44"E	10.09
L15	1.96' S69°34'07"E	L40	28.50' S00°21'26"E	L67	10.85' N59°13'22"E	C13	23.56'	15.00'	90°00'00"	N89°56'14"E	21.21	C48	30.32'	55.00'	35°13'23"	S65°23'49"E	29.94
L16	7.53' N59°34'07"E	L41	20.41' S64°25'09"W	L68	3.84' S75°33'01"E	C14	23.56'	15.00'	90°00'00"	S03°03'15"E	21.21	C49	27.45'	15.00'	28°33'08"	S43°53'04"E	27.13
L17	18.17' S44°56'43"W	L42	25.22' N20°20'53"W	L69	18.80' S75°33'01"E	C15	29.96'	39.00'	41°29'24"	S47°06'25"W	29.57	C50	12.96'	99.00'	73°00'15"	N01°31'17"E	12.95
L18	9.84' S69°34'07"E	L43	25.46' N40°21'03"E	L70	8.06' N20°20'53"E	C16	45.37'	177.00'	128°50'	N68°33'02"E	45.37	C51	0.71'	99.00'	73°00'15"	N43°34'54"E	0.71
L19	16.11' S44°56'43"W	L44	25.46' N44°36'34"E	L71	25.46' S45°21'26"E	C17	23.56'	15.00'	90°00'00"	S03°03'15"E	21.21	C52	19.86'	127.00'	90°00'55"	N54°42'55"E	19.86
L20	9.84' N69°34'07"E	L45	20.07' S00°21'26"E	L72	45.46' S44°36'34"E	C18	21.95'	15.00'	83°50'58"	S68°56'46"E	20.04	C53	23.56'	15.00'	90°00'00"	S60°20'53"E	21.21
L21	15.60' S44°56'43"W	L46	40.00' N88°35'12"E	L73	20.07' N69°34'07"E	C19	23.56'	15.00'	90°00'00"	N44°36'34"E	21.21	C54	23.56'	15.00'	90°00'00"	N24°34'07"E	21.21
L22	13.11' N69°34'07"E	L47	40.00' N84°10'14"E	L74	19.86' S00°21'26"E	C20	23.56'	15.00'	90°00'00"	N60°25'33"E	21.21	C55	15.84'	99.00'	90°00'59"	S68°40'58"E	15.82
L23	22.07' S67°10'56"W	L48	40.00' N99°14'11"E	L75	15.60' S00°21'26"E	C21	27.40'	123.00'	129°42'	S51°26'34"W	27.84	C56	96.87'	55.00'	122°00'11"	N80°21'15"E	85.96
L24	15.60' S67°10'56"W	L49	40.00' N99°14'11"E	L76	15.60' S00°21'26"E	C22	25.14'	123.00'	119°42'	S63°74'46"W	25.10	C57	53.63'	45.00'	68°32'28"	N81°47'49"E	50.68
L25	13.03' S00°21'26"E	L50	40.00' N02°51'51"E	L77	15.60' S00°21'26"E	C23	15.37'	377.00'	218°54'	S51°10'17"W	15.23	C58	86.17'	127.00'	38°52'30"	N34°47'08"E	84.53
L26	12.14' N02°51'53"W	L51	40.00' N60°10'16"E	L78	15.60' S00°21'26"E	C24	18.80'	377.00'	219°54'	S68°13'10"W	18.85	C59	14.54'	150.00'	53°33'09"	N23°07'27"E	14.53
L27	2.18' S20°20'53"E	L52	40.00' N64°09'59"E	L79	15.60' S00°21'26"E	C25	23.56'	15.00'	90°00'00"	S60°20'53"E	21.21	C60	50.16'	548.00'	51°44'	N80°21'15"E	50.14
				L80	15.60' S00°21'26"E	C26	23.56'	15.00'	90°00'00"	N44°36'34"E	21.21	C61	53.04'	123.00'	242°42'	S37°59'50"E	52.83
				L81	15.60' S00°21'26"E	C27	21.73'	15.00'	62°59'07"	N60°25'33"E	19.88	C62	78.32'	177.00'	68°02'00"	S71°17'56"E	77.91
				L82	23.56'	15.00'	90°00'00"			S60°20'53"E	21.21	C63	63.33'	548.00'	51°00'	N80°21'15"E	60.21
				L83	23.56'	15.00'	90°00'00"			N44°36'34"E	21.21	C64	50.24'	548.00'	51°00'	N74°19'28"E	50.22
				L84	23.56'	15.00'	90°00'00"			S44°36'34"E	21.21	C65	50.16'	548.00'	51°44'	N69°34'07"E	50.17
				L85	40.00'	90°00'00"				N70°54'10"E	21.21	C66	40.00'	602.00'	348°28"	N85°34'24"E	40.00
				L86	40.00'	602.00'				S19°10'01"E	43.05	C67	40.00'	602.00'	348°28"	N85°36'56"E	40.00
				L87	8.75'	602.00'				N89°13'36"E	8.75	C68	40.00'	602.00'	348°28"	N71°17'26"E	40.00
				L88	19.92'	602.00'				N63°01'56"E	19.92	C69	40.00'	602.00'	348°28"	N72°58'00"E	40.00
				L89	11.57'	123.00'				S30°27'27"E	11.59	C70	40.00'	602.00'	348°28"	N71°17'26"E	40.00



<b>REVISIONS</b>		<b>SHEET</b> <b>8</b> <b>OF 9</b>
REVISED	12/07/2020	
REVISED	12/22/2020	
REVISED	06/16/2021	
		<b>FILE NO. 1900284</b> <b>DATE 07/17/21</b> <b>DRAWN BY T</b> <b>CHECK BY M</b> <b>JOB NO. 1900284</b>

# LEGATO FILING NO. 1

A REPLAT OF TRACT D2, LEGATO WEST  
LOCATED IN SECTION 22, TOWNSHIP 2 SOUTH, RANGE 66 WEST,  
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 9 OF 9

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD LENGTH
C71	40.01'	602.00'	3°48'28"	N67°52'08"E	40.00
C72	268.38'	602.00'	25°32'36"	N76°52'11"E	266.16
C73	244.31'	548.00'	25°32'36"	N76°52'11"E	242.29
C74	86.13'	72.00'	68°32'28"	N81°37'47"W	81.09
C75	256.34'	575.00'	25°32'36"	N76°52'11"E	254.23
C76	113.10'	72.00'	90°00'00"	S45°21'28"E	101.82
C77	46.65'	630.00'	4°14'35"	S49°28'50"E	46.64
C78	48.47'	630.00'	4°24'30"	S53°48'23"E	48.46
C79	35.32'	630.00'	3°12'44"	S57°37'00"E	35.32
C80	130.45'	630.00'	11°51'49"	S53°17'28"E	130.22
C81	141.63'	684.00'	11°51'49"	S53°17'28"E	141.38
C82	136.04'	657.00'	11°51'49"	S53°17'28"E	135.80
C83	67.85'	100.00'	38°52'30"	N39°47'08"W	66.56
C84	40.17'	127.00'	18°07'17"	N41°08'49"W	40.00
C85	117.60'	60.00'	112°17'49"	S69°39'07"W	99.66
C86	42.04'	60.00'	40°08'43"	S63°48'08"E	41.19
C87	46.73'	60.00'	44°37'43"	S48°07'21"E	45.56
C88	33.57'	60.00'	32°03'41"	S67°18'03"E	33.14
C89	279.80'	60.00'	28°11'23"	S30°15'48"W	86.91
C90	31.96'	177.00'	10°20'49"	S64°28'43"W	31.92
C91	39.79'	177.00'	12°52'45"	S52°51'56"W	39.70
C92	64.68'	150.00'	24°42'24"	S57°17'55"W	64.18
C93	171.19'	397.00'	24°42'24"	S57°17'55"W	169.87
C94	194.48'	451.00'	24°42'24"	S57°17'55"W	192.97
C95	182.83'	424.00'	24°42'24"	S57°17'55"W	181.42
C96	52.32'	397.00'	73°3'05"	S53°02'40"W	52.29
C97	47.63'	397.00'	6°54'11"	S60°16'18"W	47.80
C98	41.08'	397.00'	5°55'44"	S66°41'15"W	41.06
C99	38.05'	451.00'	4°50'03"	S67°14'06"W	38.04
C100	40.00'	451.00'	5°04'56"	S62°16'36"W	39.99
C101	39.96'	451.00'	5°04'38"	S57°15'07"W	39.95
C102	39.90'	451.00'	5°04'07"	S52°07'27"W	39.88
C103	36.56'	451.00'	4°38'41"	S47°16'03"W	36.55
C104	40.94'	55.00'	42°38'51"	N79°29'04"W	40.00
C105	39.85'	60.00'	38°03'28"	N35°10'14"W	39.13



REVISIONS	
REVISOR	12/01/2020
REVISOR	12/02/2020
REVISOR	02/19/2021

SHEET	9
OF	9
DATE	07/15/2020
DRAWN BY	REV
CHECK BY	REV
DATE	07/15/2020
FILE NUMBER	19002860