

**RESOLUTION APPROVING LEEPER INDUSTRIAL PARK, AMENDMENT NO. 1 TO  
CREATE ONE LOT FROM TWO EXISTING PARCELS, CONSISTING OF  
APPROXIMATELY 20.587 ACRES, LOCATED GENERALLY AT 3741 E. 64TH  
AVENUE AND 3801 E. 64TH AVENUE, GENERALLY THE NORTHEAST CORNER  
OF MONROE STREET AND EAST 64TH AVENUE**

**NO. 2023-062**

WHEREAS, the City of Commerce City has received an application for a subdivision plat for the property known as Leeper Industrial Park, Amendment No. 1 (the “Subdivision”), located at 3741 and 3801 E. 64<sup>th</sup> Avenue and as depicted on Exhibit A, attached hereto and incorporated herein by reference;

WHEREAS, the Community Development Director, consistent with its authority as stated in the City of Commerce City Land Development Code, Section 21-3243(4)(c), 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 of Commerce and the City Council regarding the requested subdivision plat was given, including by publication on April 6, 2023, and in the Sentinel Express, a legal newspaper of general circulation in the City of Commerce City, and in the Sentinel Express on April 27, 2023; mailing on April 7, 2023, 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 7, 2023, 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. Findings.** The recitals to this resolution are incorporated as findings of the City Council. This resolution is found to be necessary for the preservation of the public health, safety, and welfare and in the public interest.

**SECTION 2. Findings.** The City Council of the City of Commerce City, Colorado, finds, consistent with the Commerce City Land Development Code Section 21-3243(3), after a duly noticed public hearing held in compliance with legal requirements, as follows:

1. The subdivision is consistent with any approved rezoning, concept plan or PUD Zone Document;
2. The subdivision is consistent with and implements the intent of the specific 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. Any adverse effect has been or will be mitigated to the maximum extent feasible;
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;
8. A new development agreement between the city and the applicant which addresses the construction of required public improvements is not applicable; and
9. The phasing plan for development of the subdivision is not applicable.

**SECTION 3. Findings.** Leeper Industrial Park, Amendment No. 1, attached at Exhibit A., is hereby approved.

RESOLVED AND PASSED THIS 5TH DAY OF JUNE 2023.

CITY OF COMMERCE CITY, COLORADO

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Benjamin A. Huseman, Mayor

ATTEST

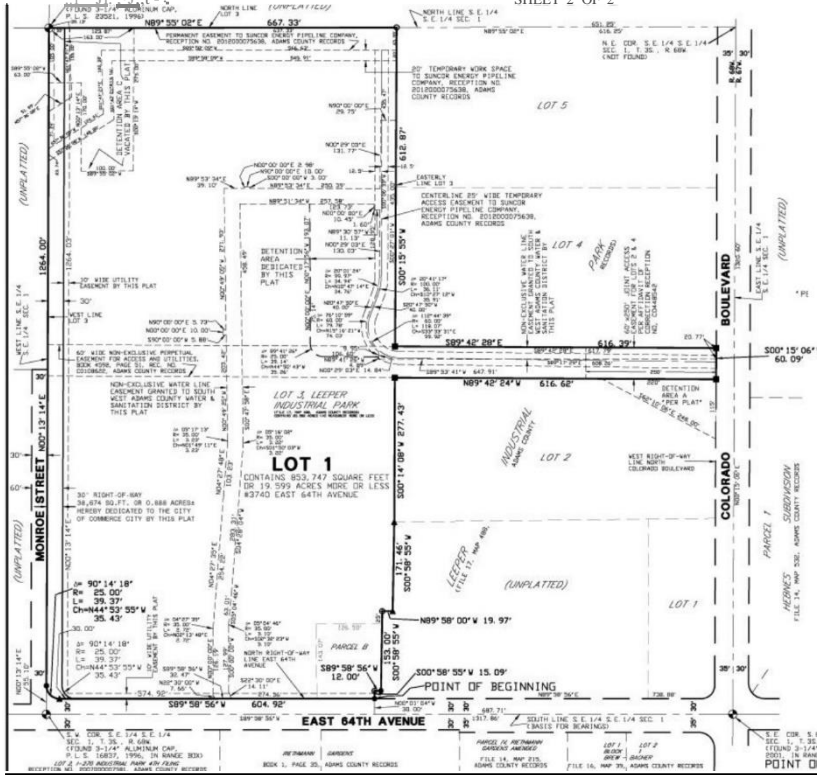
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Dylan A. Gibson, City Clerk



# LEEPER INDUSTRIAL PARK AMENDMENT NO. 1

A CONSOLIDATION OF LOT 3, LEEPER INDUSTRIAL PARK AND A PARCEL OF LAND ALL SITUATED IN THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 2 OF 2



SCALE: 1"=100'

### LEGEND

- OWNERS: FORTNELL REBA, F YOLOE GSP, YOI: - PLS 6973, IL-SBWGR01U
- OWNER(S): FORTNELL REBA, F YOLOE GSP, YOI: - PLS 6973, IL-SBWGR01U
- ▲ DEPOSITS: IDENTIFIED RECORDS TO CLERK, PLUSH
- ▲ mtr.cms: IDENTIFIED CROSS - CN TOP CO/TOT/LL
- OWNERS: FORTNELL REBA, F YOLOE GSP, YOI: - PLS 6973, IL-SBWGR01U
- DEMURS: FROM THE CITY OF COMMERCE CITY, COLORADO

W, W. E. ASSOCIATES, INC.  
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