

Narrative for Development of 8546 Quebec St.

Regarding Neway subdivision Lot 2, Block 1, Northwest quarter of Section 28, Township 2 south, Range 67 west of the Sixth Principle Meridian city of Commerce City and county of Adams. Assessor's Parcel Identification number # 017212821500

The 1.36 acres at 8546 Quebec St. will be developed beginning Fall 2017 to include a 18,000 total sq ft inclusive of approximately a 15,600 sq. ft. work shop and 2400 sq. ft. front office. The 2 story building will be built with metal panels and stone detail with windows facing Quebec St. It is to be situated towards the north side of the lot allowing for southern sun exposure and optimum water drainage to the established drainage pond located on the northwest corner of the Neway Packaging lot. Parking will be located on the south side of the building and employee parking will be located behind the gated fence. The building plan is to be the future site of Commercial Sheet Metal Inc.

The development plan provides adequate fabrication space in the warehouse area to receive sheet metal and fabricate it to the specifications of jobs and office area in the front of the building to allow for management. Fabrication includes cutting and bending of the metal, no chemicals are used. The building plan situates the structure on the lot to provide adequate traffic flow around the building and plenty of available parking and also provides a storage area where sheet metal can be delivered into the building or stored behind the 6ft fence. Materials delivered are by commercial box trucks and flat beds rather than semi-trucks.

Commercial Sheet Metal Inc. has been in business for 51 years and currently has 16 employees and would anticipate hiring 2-3 more in 2018. Hours of operation are between 6:30AM-4:30PM. We anticipate an average of 5 vehicles parked at any given time and within the employee area behind the gated fence and also 1-2 material deliveries per week.

The lot is situated between Neway Packaging Corporation, an I-1 zoned building to the north and American Metal Recycling, an I-2 business to the south. The Neway Packaging building to the north has established landscaping on the north side of our lot and does not have windows on the south side of their building. The American Metal Recycling business to the south has a 6ft. chain link fence already erected. Our lot will provide the required landscaping on the southeast corner and opaque fencing on the south side to comply with the city's standards. We anticipate breaking ground to begin construction within weeks of the approval permit and would plan for completion Winter 2018.

Per our pre-application meeting with Commerce City staff, the area warrants industrial use and we received positive feedback about bringing in our business to the area and requesting our building be granted an I-2 designation to allow for fenced storage and deliveries. We believe our construction plan will fit nicely within the current neighboring properties and county zoning plans and we look forward to working with the city and county on approval.