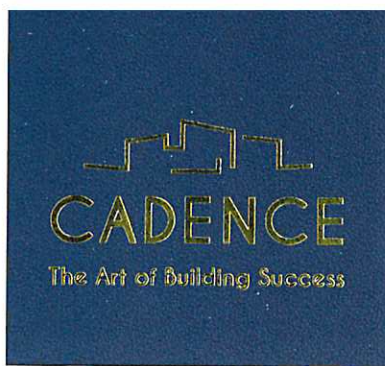




Stacy Wasinger, AICP
City Planner
Commerce City
7887 E. 60th Avenue
Commerce City, CO 80022

RE: 8705 Rosemary Street/ parcel #: 0172128202002

Dear Stacy-

This narrative is to describe the rezone that we are currently applying for regarding the property located at 8705 Rosemary Street; parcel #:0172128202002 which is zoned AG-Agricultural District. We are seeking to change it from AG- Agricultural District to I-1- Light Intensity Industrial.

The area currently consists of industrial, commercial and residential. The zoning states; the Purpose and Intent of Sec. 2104345 I-1 Light-Intensity Industrial District (I-1 district) is to provide a general commercial and restricted industrial district designed for a variety of compatible business, warehouse, wholesale, office, and limited industrial uses. The proposed use is consistent with the zoning code by providing a commercial use that will be compatible with the vision of services for business, warehouse, wholesale, office and limited industrial use (Sec. 21-4345. I-1 Light Intensity Industrial District). The proposed Zoning Change contributes to the mix of uses by adding a complimentary service to the industrial, office and other surrounding businesses. This site will provide a convenient stop for the workforce and passing drivers on both 88th Avenue & Rosemary Street.

The proposed Future Land Use Plan shows the current site and the surrounding area are to be transformed into Industrial/Distribution and General Industrial. The proposed convenience store and use coincides with the City's Future Land Use Plan and will accommodate current and future uses. This project sits in the middle of the major transportation corridors that are more compatible with industrial and commercial uses. This project will provide a much-needed amenity to the surrounding area to include convenient food and gas. This project will be a great addition to the city, as well as, to the Irondale Subdivision. The proposed convenience store will provide much needed services to the developing area and will employ roughly 6-8 employees. The store will operate 24 hours a day serving the needs of the current and future vision for the Irondale Subdivision.

In conclusion, we respectfully request that the property located at 8705 Rosemary Street; parcel #: 0172128202002 be reclassified to I-1- Light Intensity Industrial. It is our belief that this reclassification will be in the benefit of the city, residential and businesses surrounding this area. We look forward to working with you and the city.

Please let me know if you need anything else from us for your review. I can be reached at kstallworthy@cadencecap.com or 720.496.2580.

Regards,

A handwritten signature in black ink, appearing to read 'Kay M', with a long horizontal flourish extending to the right.

Kay Stallworthy
VP of Development