

Jessica Reuven
5441 Quebec LLC
39 Coral Place,
Greenwood Village, CO 80111

Planning Department
Commerce City
7887 E. 60th Ave.
Commerce City, CO 80022

December 22, 2021

This letter is to describe in detail the planned development of the 0.344 acre parcel of land located just off the intersection of 54th St and Quebec Street within the City of Commerce City in the District of Adams in the State of Colorado. The property has been given the street address of 5451 Quebec St, Commerce City, CO 80022 and is part of the Kemp Subdivision. The Parcel Identification Number (PIN) for this property is 182317106020.

The proposed zone change from I-2 (Medium Intensity Industrial) to C-3 (Regional Commercial District) has received initial positive feedback from Commerce City Planning as a viable zoning for the planned development. This development is surrounded by industrial, commercial, retail and restaurant properties and the C-3 zoning for a retail/ food establishment would be consistent with future development in the area particularly as the existing use of the property and nearby parcels is for marijuana dispensaries which serve a retail function rather than traditional industrial use. No adverse impacts to public service, water, sewer, streets or drainage is anticipated with the new development. The proposed development will utilize the existing structures on the property and allow them to convert into suitable facilities for the retail/food services establishment. Also, no parks, schools or open space is proposed with the development.

We believe the zone change for the development that is being requested is a viable request with the limited C-3 designations in the surrounding area and the I2 designated marijuana retail that currently resides in the immediate area. We strongly believe that the proposed revisions to the property and revitalization of the proposed landscaping will enhance future developments around the proposed project. We believe the C-3 zoning is a more suitable zoning within the surrounding area. We also believe that other currently zoned I-2 parcels still existing sparsely around the area will eventually get rezoned to future commercial as well and have submitted an additional application for rezone for the adjacent property at 5441 Quebec St.

Sincerely,

Jessica Reuven

Jessica Reuven
5441 Quebec LLC
39 Coral Place,
Greenwood Village, CO 80111

Planning Department
Commerce City
7887 E. 60th Ave.
Commerce City, CO 80022

December 3, 2021

This letter is to describe in detail the planned development of the 0.344 acre parcel of land located just off the intersection of 54th St and Quebec Street within the City of Commerce City in the District of Adams in the State of Colorado. The property has been given the street address of 5441 Quebec St, Commerce City, CO 80022 and is part of the Kemp Subdivision. The Parcel Identification Number (PIN) for this property is 182317106019.

The proposed zone change from I-2 (Medium Intensity Industrial) to C-3 (Regional Commercial District) has received initial positive feedback from Commerce City Planning as a viable zoning for the planned development. This development is surrounded by industrial, commercial, retail and restaurant properties and the C-3 zoning for a retail/ food establishment would be consistent with future development in the area particularly as the existing use of the property and nearby parcels is for marijuana dispensaries which serve a retail function rather than traditional industrial use. No adverse impacts to public service, water, sewer, streets or drainage is anticipated with the new development. The proposed development will utilize the existing structures on the property and allow them to convert into suitable facilities for the retail/food services establishment. Also, no parks, schools or open space is proposed with the development.

We believe the zone change for the development that is being requested is a viable request with the limited C-3 designations in the surrounding area and the I2 designated marijuana retail that currently resides in the immediate area. We strongly believe that the proposed revisions to the property and revitalization of the proposed landscaping will enhance future developments around the proposed project. We believe the C-3 zoning is a more suitable zoning within the surrounding area. We also believe that other currently zoned I-2 parcels still existing sparsely around the area will eventually get rezoned to future commercial as well and have submitted an additional application for rezone for the vacant adjacent lot at 5451 Quebec St.

Sincerely,

Jessica Reuven