

# **CONDITIONAL USE PERMIT**

## **CASE #CU-091-10-15-23**

**WHEREAS**, the City Council of the City of Commerce City, Colorado, having considered the report of the Director of Community Development, having adopted the findings and recommendations of the Planning Commission, and having conducted a public hearing regarding the Case #CU-091-10-15-23, has determined that the requirements of Section 21-3230 of the Land Development Code are satisfied in this case, subject to the conditions contained herein;

**WHEREAS**, the City Council desires to approve certain conditional uses pursuant to the Land Development Code as set forth herein for CoreCivic (“Applicant”), only for its operations on the property described as set forth in Exhibit A (“Property”), more commonly known as 4901 Krameria Street.

**NOW THEREFORE**, the conditional use permit applied for in Case #CU-091-10-15-23 is hereby approved as follows:

**1. CONDITIONALLY APPROVED USES:** The Applicant is permitted to conduct the following land uses at the Property, subject to the compliance with the conditions contained herein and any other applicable laws and regulations: Community Corrections Facility

**2. CONDITIONS:** The following conditions shall apply to the conduct of the uses authorized by this conditional use permit:

- A. An expansion of the operation of this facility in any capacity shall require a new Conditional Use Permit to address potential adverse effects on adjacent properties including but not limited to the character of the neighborhood, traffic, parking, and public improvements.
- B. The applicant shall continue to operate the Neighborhood Advisory Board with a Commerce City Police Department representative to ensure that all potential adverse effects related to public safety will be mitigated to the maximum extent feasible.

**3. NON-COMPLIANCE:** Failure to comply with the above conditions shall constitute basis for revocation by the City of Commerce City, after public hearing, of the Conditional Use Permit, it being expressly determined by the City Council that the Conditional Use Permit granted by the City of Commerce City in Case #CU-091-10-15-23 is not proper in the absence of compliance with the conditions and requirements herein contained. In the alternative, the City may proceed with legal action for injunctive relief to enforce the conditions herein imposed or issue a summons and complaint in the Commerce City municipal court for violation of the aforesaid conditions, and in the event a summons and complaint is issued in the Commerce City municipal court, and upon finding a violation of the condition set forth in this Conditional Use Permit, the municipal court may impose any penalty authorized by the Land Development Code. The remedies herein provided for shall be considered cumulative and not mutually exclusive.

Effective this 17th Day of April, 2023.

CITY OF COMMERCE CITY, COLORADO

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Benjamin A. Huseman, Mayor

ATTEST

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Dylan A. Gibson, City Clerk

**PARCEL 1:**

***Exhibit "A"***  
***Case # CU-091-10-15-23***

THE NORTHWESTERLY 75 FEET OF LOT 6, BLOCK 2, STAPLETON FIELD INDUSTRIAL PARK-FILING ONE, COUNTY OF ADAMS, STATE OF COLORADO

**PARCEL 2:**

LOT 6, EXCEPT THE NORTHWEST 75 FEET AS MEASURED PARALLEL TO THE NORTHWEST LINE OF SAID LOT 6, AND LOTS 7 AND 8, AND THAT PART OF LOT 9, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 7,  
THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 7, A DISTANCE OF 79 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 7,  
THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 7, A DISTANCE OF 170.95 FEET TO THE MOST NORTHERLY CORNER OF LOT 7,  
THENCE SOUTHEASTERLY ALONG A LINE PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 7 TO THE INTERSECTION WITH THE SOUTH LINE OF SAID LOT 9,  
THENCE WEST ALONG SAID SOUTH LINE TO THE MOST EASTERLY CORNER OF SAID LOT 7,  
THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 7, A DISTANCE OF 133.07 FEET TO THE POINT OF BEGINNING, ALL IN BLOCK 2, STAPLETON FIELD INDUSTRIAL PARK-FILING ONE, COUNTY OF ADAMS, STATE OF COLORADO.