

CONDITIONAL USE PERMIT

FOR TRANSPORTATION TERMINAL

CASE #CU-111-15

WHEREAS, the City Council of the City of Commerce City, Colorado finds that a conditional use permit for the operation of a transportation terminal (“Conditional Use Permit”) should be granted pursuant to the Land Development Code of the City of Commerce City in Case #CU-111-15 for that property described in exhibit “A” attached hereto and made a part hereof, located at 5300 East 56th Avenue, Commerce City, Colorado; and

NOW THEREFORE, the Conditional Use Permit applied for in Case # CU-111-15 is granted by the City of Commerce City.

IN WITNESS WHEREOF, the undersigned have set their hands effective the 20th day of July, 2015.

CITY OF COMMERCE CITY, COLORADO

By: _____
Sean Ford, Mayor

ATTEST:

Laura J. Bauer, City Clerk

Exhibit "A"
Case # CU-111-15

Legal Description

Parcel A:

That part of the NE ¼ of Section 18, Township 3 South, Range 67 West of the 6th P.M. described as follows:

Beginning at a point on the north line of said NE ¼ which is 837.86 feet west of the northeast corner thereof; thence South 89 degrees 27 minutes 30 seconds West a distance of 721.00 feet to a point on a line parallel to and 420.00 feet easterly of the west line of the E ½ NW ¼ NE ¼ of said Section 18; thence South 0 degrees 06 minutes 06 seconds West parallel to said west line a distance of 240.00 feet; thence South 89 degrees 27 minutes 30 seconds West a distance of 420.00 feet more or less, to a point on the west line of the E ½ NW ¼ NE ¼ of said Section 18; thence South 0 degrees 06 minutes 06 seconds west along said west line a distance of 48.73 feet to a point on the arc of a curve to the left; thence along the arc of said curve, the radius of which arc is 3670.00 feet and the chord of which arc bears South 59 degrees 15 minutes 17 seconds East a distance of 1326.10 feet, a distance of 1333.44 feet; thence North 0 degrees 06 minutes 06 seconds East parallel to the west line of the E ½ NW ¼ NE ¼ of said Section 18 a distance of 977.45 feet to the point of beginning, except a parcel described in Book 1818 at Page 620, and except the north 40 feet, County of Adams, State of Colorado.

Parcel B:

□That part of the NE ¼ of Section 18, Township 3 South, Range 67 West of the Sixth Principal Meridian, described as follows:

Beginning at the northeast corner of Section 18, Township 3 South, Range 67 West of the Sixth Principal Meridian; thence South 0 degrees 03 minutes East along the east line of the NE ¼ of said Section 18, a distance of 30.00 feet to the southerly right of way line of East 56th Avenue; thence South 89 degrees 27 minutes 30 seconds West parallel to the north line of said NE ¼ along said north right of way line a distance of 837.86 feet to the true point of beginning; thence South 0 degrees 06 minutes 06 seconds West parallel to the west line of the E ½ NW ¼ NE ¼ of said Section 18 a distance of 947.45 feet; thence along the arc of a curve to the left, (the radius of which is 3670.00 feet and the chord of which bears South 75 degrees 54 minutes 38 seconds East a distance of 185.50 feet) a distance of 185.53 feet, more or less, to a point on the west line of the E ½ NE ¼ NE ¼ of said Section 18; thence North 0 degrees 00 minutes 02 seconds East along said west line a distance of 994.29 feet, more or less, to a point on the south right of way line of East 56th Avenue; thence South 89 degrees 27 minutes 30 seconds West Parallel to and 30.00 feet south of the north line of the NE ¼ of said Section 18 a distance of 178.26 feet, more or less to the point of true beginning, except the north 10 feet, County of Adams, State of Colorado.

Parcel C:

Lot 1, Public Service Company Gas Station-Commerce City, County of Adams, State of Colorado.