

8050 Rosemary Street
Commerce City

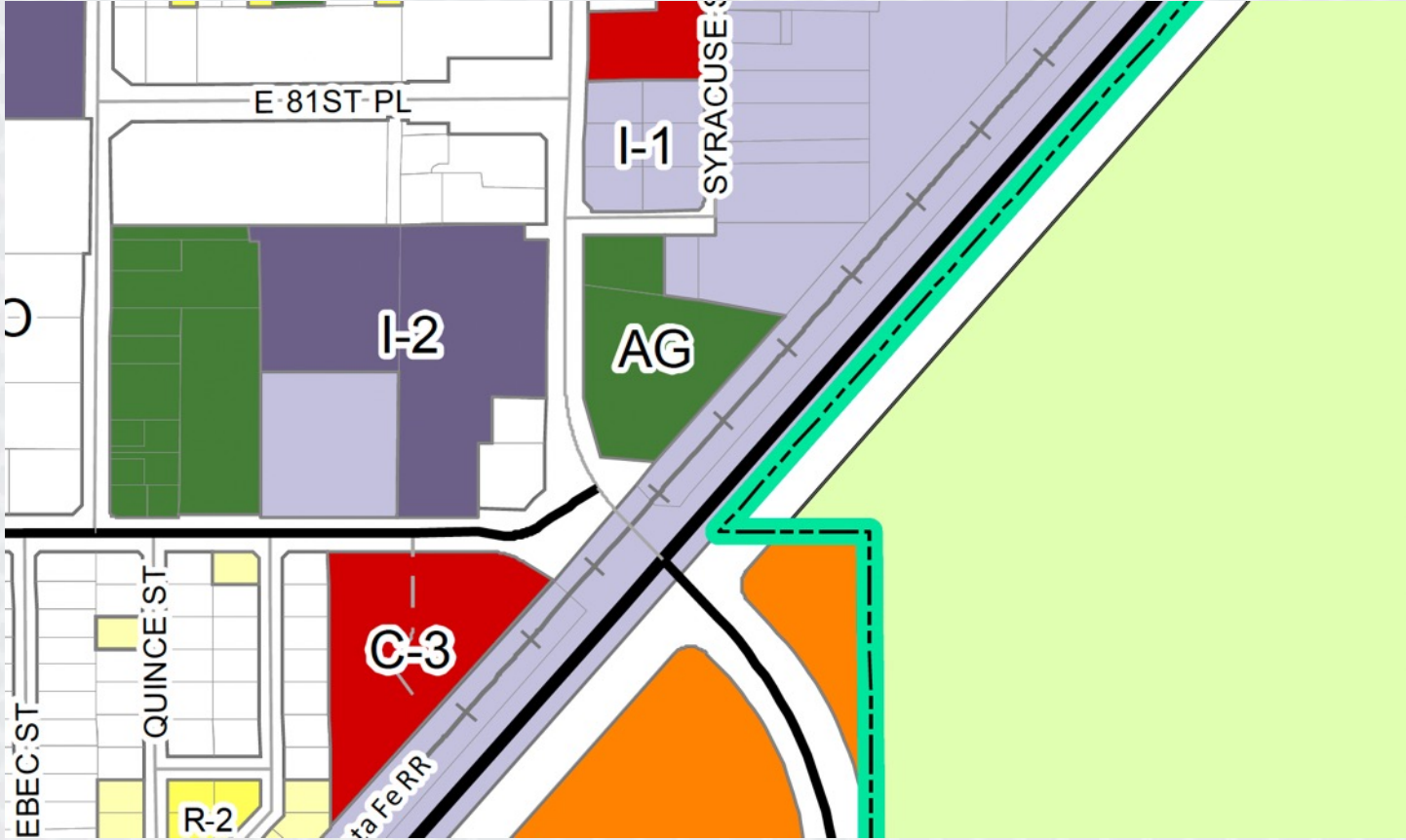
Owner: Carlson Family
Operator: QuikTrip
A&E: Galloway

Project Schedule - Overview

- Concept Schematic
 - 2022 – May to August Submittal & Comments
- Zone Map Amendment + Final Plat + Development Plan
 - 2023 – January to May: 1st Submittal & Comments
 - 2023 – June to August: 2nd Submittal & Comments
 - 2023 - September to November: 3rd Submittal & Comments
 - 2024 – January to February: 4th Submittal & Staff Approval
 - 2024 - March: Planning Commission
 - 2024 – April: City Council
- Property Timeline
 - 2022 – November: Property Acquisition by Carlson family
 - 2023 – October: Environmental Remediation & Demolition
 - 2024 – July: Permits & Commence Construction
 - 2025 – February: Grand Opening!

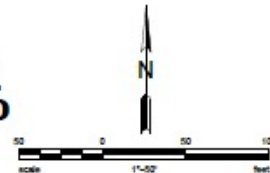
Entitlement Request – Plat & Zoning

- Subdivision establishing a legal lot
- Zone Map Amendment
 - Existing Zoning: AG – Agricultural District
 - C3 Vision: Industrial / Distribution
 - Proposed Zoning: I-1 Light Industrial



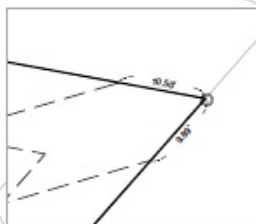
QUIKTRIP #4201 SUBDIVISION

A PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M. CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



LEGEND

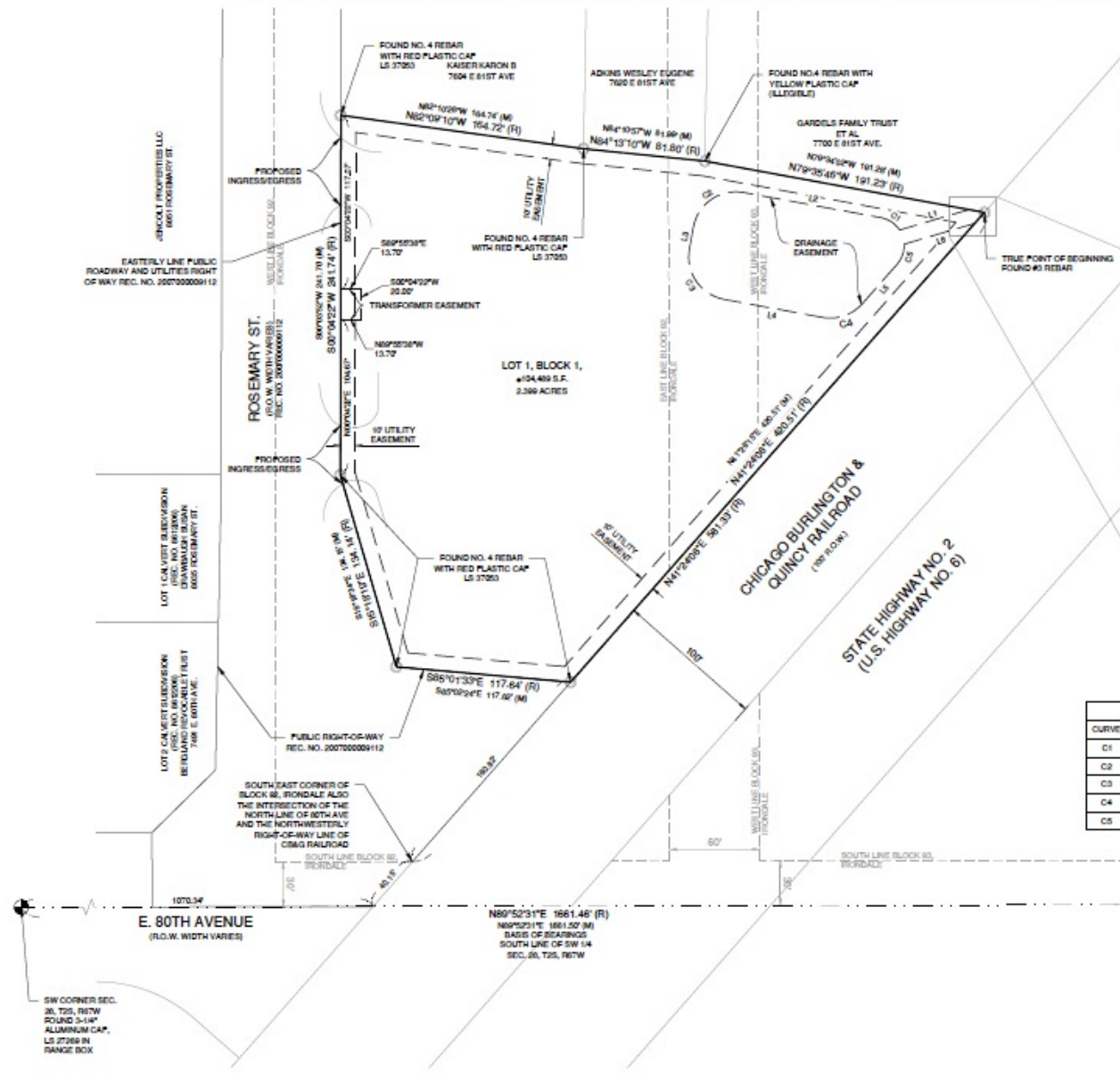
- PLAT BOUNDARY
- EASEMENT LINE
- SECTION LINE
- ADJACENT LOT LINE
- FOUND MONUMENT (AS NOTED)
- AS RECORDED IN PRIOR DOCUMENTS
- MEASURED BY SURVEYOR IN FIELD
- CALCULATED FOR PLACEMENT IN FIELD



DETAIL AREA
SCALE 1"=10'

LINE	BEARING	LENGTH
L1	S73°41'23"W	46.85'
L2	N79°37'36"W	93.93'
L3	S10°54'14"W	15.02'
L4	S79°36'40"E	67.25'
L5	N41°25'30"E	36.13'
L6	N73°41'23"E	46.37'

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	15.35'	19.00'	40°17'43"	14.94'	N59°26'55"W
C2	45.54'	29.00'	90°17'11"	42.90'	S59°27'12"W
C3	45.55'	29.00'	90°20'00"	41.01'	S34°35'40"E
C4	26.91'	29.00'	57°08'51"	27.73'	N1°52'40"E
C5	14.85'	19.00'	44°10'25"	14.28'	N19°18'54"E



DATE	REQUEST BY	REVIEWED	CHECKED

Project: 22-238-001
 Drawing: PLAT 01
 Drawn By: BK
 Date: 09/11/2023
 Scale: Check By: M.

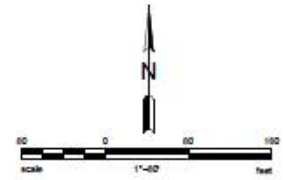
QUIKTRIP #4201 SUBDIVISION
 A PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M. CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

541 E GARDEN DRIVE
 UNIT N
 WINDSOR, CO 80505
 879693-4582



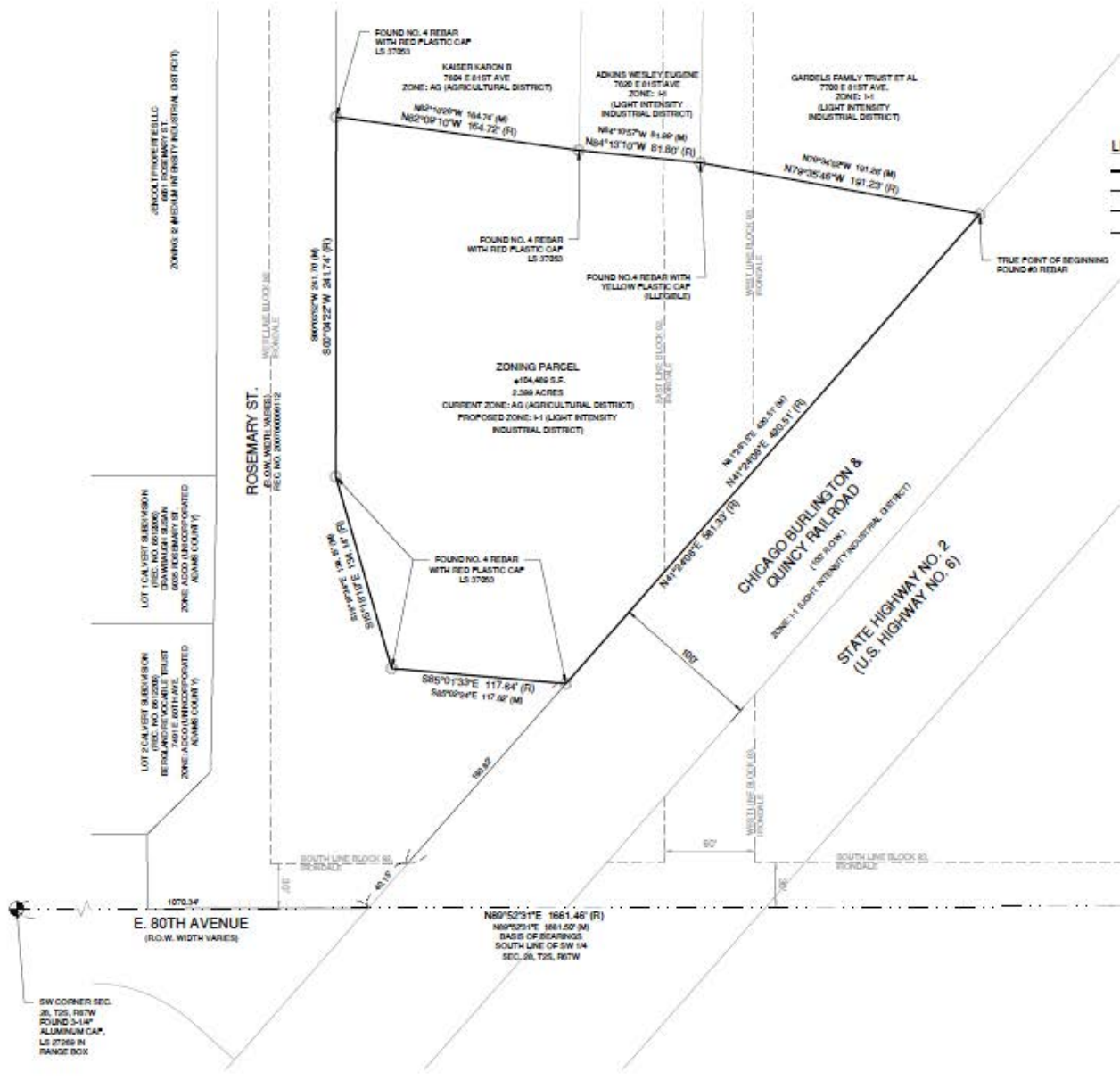
ZONING MAP AMENDMENT QT #4201

A PARCEL OF LAND LOCATED IN THE SW 1/4 OF
SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



LEGEND

	ZONING BOUNDARY
	SECTION LINE
	ADJACENT LOT LINE
	INTERNAL LOT LINE
	FOUND MONUMENT
(R)	AS RECORDED IN PRIOR DOCUMENTS
(M)	MEASURED BY SURVEYOR IN FIELD
(C)	CALCULATED FOR PLACEMENT IN FIELD



GENCO FROEYER BELLOC
6071 ROSEMARY ST.
ZONING: I-1 MEDIUM INTENSITY INDUSTRIAL DISTRICT

LOT 1 CAN VEST SUBDIVISION
REC. NO. 8012000
DRAWN/PLAT: JESAN
ZONING: AG (UNINCORPORATED
ADAMS COUNTY)

LOT 2 CAN VEST SUBDIVISION
REC. NO. 8012000
DRAWN/PLAT: JESAN
ZONING: AG (UNINCORPORATED
ADAMS COUNTY)

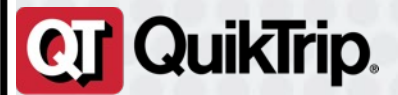
SW CORNER SEC.
28, T2S, R67W
FOUND 3-1/4"
ALUMINUM CAP,
LS 27366 IN
RANGE BOX

SE CORNER OF THE SW
1/4, OF THE SW1/4, OF THE
SE1/4, OF THE SW1/4, OF
SEC. 28 T2S, R67W
FOUND A 3-1/4" ALUMINUM
CAP, LS 29414

ZONING MAP AMENDMENT
QT #4201
JOB NO.: 22-226-001
DATE: 02/02/2023
REV. DATE:
SHEET 2 OF 2

RIDGE TOP
ENGINEERING & SURVEYING

541 E. GARDEN DRIVE
UNIT N
WINDSOR, CO 80550
970-663-4552

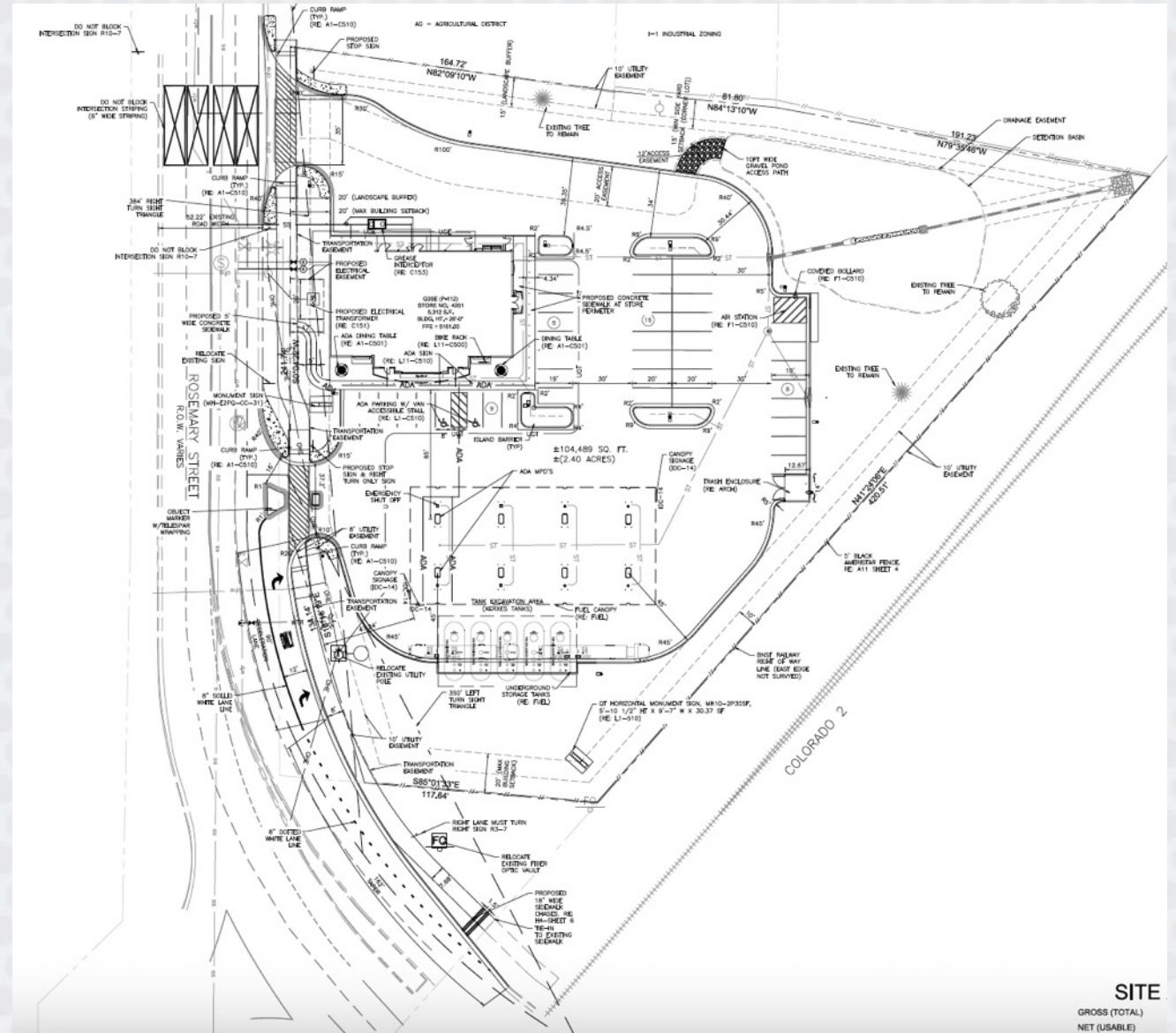


Entitlement Request – Planning Unit Development Permit

- 2.4-acre site
- 5,312 square foot store
- 8 MPDs
- 42 parking stalls provided; 27 required



- 40% landscaping!
- Removal of blight from neighborhood
- Traffic improvements to Rosemary Street
- No fresh or prepared food options in Irondale
- No fuel from 72nd to 104th on Hwy 2 (5.5 miles)



SITE
GROSS (TOTAL)
NET (USABLE)

Prior Site Conditions



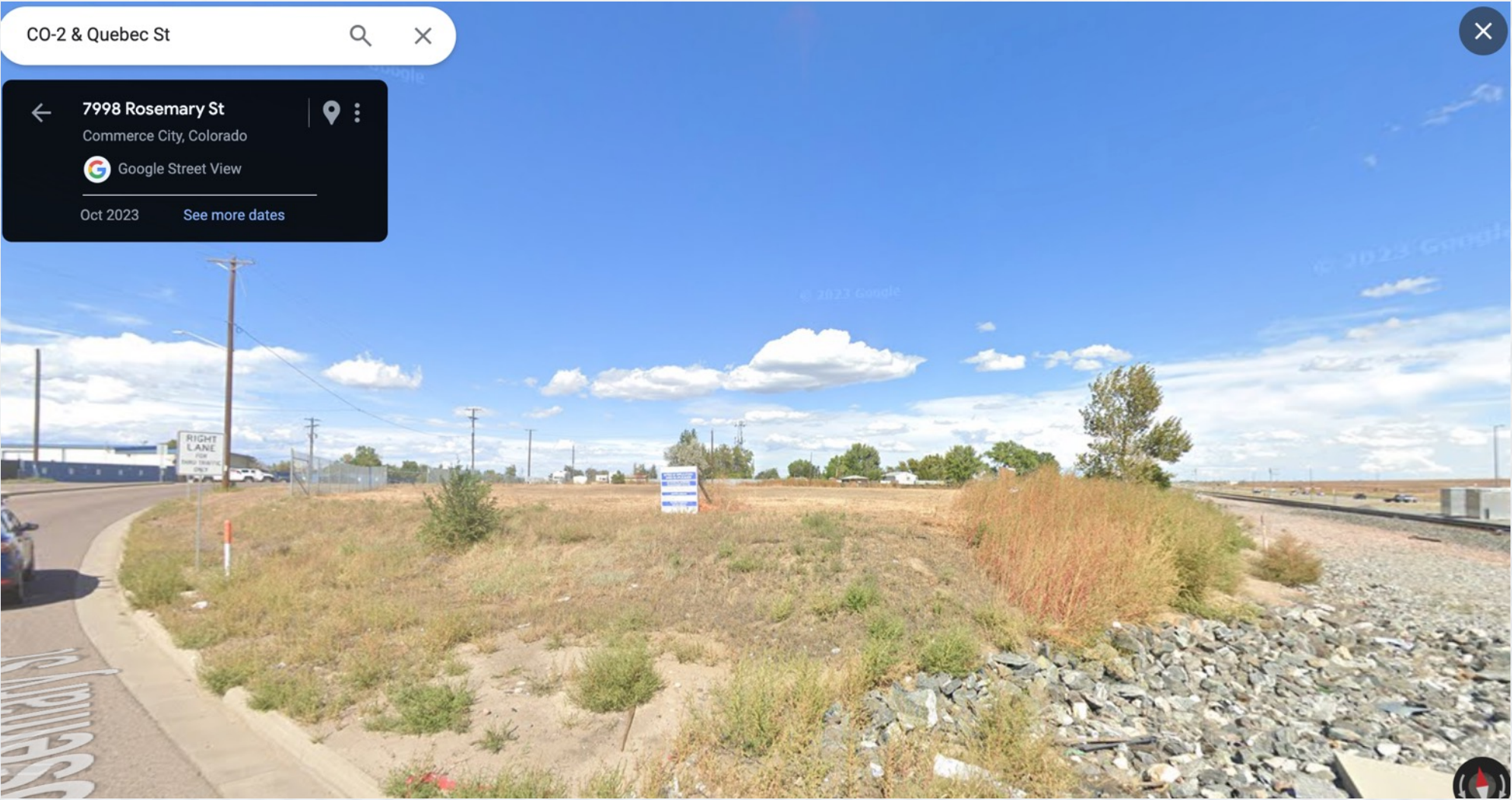
Current Site Conditions



Prior Site Conditions



Current Site Conditions



Landscaping Plan



Building Elevations



Perspective Looking Northwest



Looking Northwest from Hwy 2



Looking North from Intersection



Looking Northeast from Rosemary



Looking East from Rosemary



View of Store Entry





**MORE THAN
A GAS STATION.™**



A FEW FACTS ABOUT QUIKTRIP

- 15 years on Fortune's List of "100 Best Companies to Work For"
- Perennially listed on Forbes' "Top 100 Privately Held Companies"
- Create an average of 20 new jobs per location
- Has never laid off a single employee in the history of the company
- Average Store Manager's salary - \$100,000/year
- Average entry level Assistant Manager starting pay - \$55,000/year
- QuikTrip contributes 5% of its profits to charitable organizations in the local communities in which it operates
- QuikTrip is a National Safe Place location for endangered youth



FOLDS of HONOR





QT *Community*

INVESTING IN
THE COMMUNITIES
IN WHICH WE
LIVE AND WORK



STORE SECURITY

Security That Leaves Nothing To Chance

Providing a great work environment, serving our customers and being a welcome community partner start with exceptional security. Each store has multiple alarm points and digital video surveillance that is monitored 24/7 from our centralized, high-tech Security Operations Center.

"QuikTrip's commitment to the safety of their employees and customers is not only well known by the community, it is deeply appreciated by every deputy in Tulsa County."


-Tulsa County Sheriff's Department



A smiling female employee in a black QuikTrip jacket and red shirt is holding a pizza box. The background is a blurred store interior. On the right side, there is a dark red vertical bar containing white text and the QuikTrip logo.

FRESH FOOD

MADE TO ORDER
OR GRAB & GO

 **QuikTrip**[®]







ANY QUESTIONS?

THANK YOU FOR YOUR TIME!

