

**RESOLUTION APPROVING SOUTHLAWN ELEMENTARY SCHOOL FILING NO. 1,
LOT 1 FINAL PLAT TO CREATE ONE LOT FROM ONE EXISTING TRACT,
CONSISTING OF 10.61 ACRES, LOCATED AT THE NORTHWEST CORNER OF
WALDEN STREET AND EAST 100TH AVENUE**

NO. 2022-17

WHEREAS, the City of Commerce City has received an application for a subdivision plat for the property known as Southlawn Elementary School Filing No. 1, Lot 1 (the “Subdivision”), located at the Northwest Corner of Walden Street and East 100th Avenue and as depicted on Exhibit A, attached hereto and incorporated herein by reference.

WHEREAS, the City Council, consistent with its authority as stated in section 21-3241(4)(d) of the City of Commerce City Land Development Code, has requested that this Subdivision be reviewed through the public hearing process; and

WHEREAS, in accordance with Section 21-3180 of the City’s Land Development Code, all required notices of public hearings before the Planning Commission of the City and the City regarding the requested zoning was given, including by publication on February 22, 2022, and in the Sentinel Express, a legal newspaper of general circulation in the City of Commerce City; and in the Denver Post on March 15, 2022. Mailing on February 22, 2022, through the United States Postal Service in the manner required by the Land Development Code; and posting placards on the property that is the subject of the application on February 18, 2022, and March 25, 2022, in the manner and for the duration required by the Land Development code.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COMMERCE CITY, COLORADO, AS FOLLOWS:

SECTION 1. The City Council of the City of Commerce City, Colorado, finds, consistent with the Commerce City Land Development Code Section 21-3241(3), after a duly noticed public hearing held in compliance with legal requirements, as follows:

1. The subdivision is consistent with the approved rezoning, concept plan or PUD Zone Document, including Amendment #1 of the Reunion PUD Zone Document;
2. The subdivision is consistent with and implements the intent of the specific Reunion PUD zoning district in which it is located;
3. There is no evidence to suggest that the subdivision violates any state, federal, or local laws, regulations, or requirements;
4. The general layout of lots, roads, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, and otherwise accomplishes the purposes and intent of the land development code;

5. The subdivision complies with all applicable city standards and does not unnecessarily create lots or patterns of lots that make compliance with such standards difficult or infeasible;
6. Any adverse effect has been or will be mitigated to the maximum extent feasible;
7. Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development, as the applicant will contribute to established fees in lieu for parks and schools;
8. A new development agreement between the city and the applicant which addresses the construction of required public improvements is not applicable; and
9. There is no applicable phasing plan for development of the subdivision.

SECTION 2. Southlawn Elementary School Filing No. 1 Lot 1, attached at Exhibit A, is hereby approved.

RESOLVED AND PASSED THIS 4TH DAY OF APRIL 2022.

CITY OF COMMERCE CITY, COLORADO

Benjamin A. Huseman, Mayor

ATTEST

Dylan A. Gibson, City Clerk

Exhibit A

SOUTHLAWN ELEMENTARY SCHOOL FILING NO. 1, LOT 1
 A PLAT OF TRACT E, REUNION FILING NO. 17,
 LOCATED IN THE NORTH HALF OF SECTION 16,
 TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
 COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 1 OF 3

Legal Description
 KNOW ALL MEN BY THESE PRESENTS THAT SCHOOL DISTRICT 27A BEING THE OWNER OF THAT PART OF THE NORTH HALF OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 66 WEST, COUNTY OF ADAMS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS TRACT E OF REUNION FILING NO. 17 RECEPTION NUMBER 2008072113-2 CONTAINING 10.81 ACRES MORE OR LESS, HAVE BY THESE PRESENTS Laid Out, Platted and Subdivided the same into LOTS AND BLOCKS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF SOUTHLAWN ELEMENTARY SCHOOL FILING NO. 1, LOT 1 AND DO HEREBY GRANT TO THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, THE STREETS AND OTHER PUBLIC WAYS AND EASEMENTS HEREON SHOWN FOR PUBLIC UTILITY, CABLE TV, AND RETENTION POND AREAS FLOODWAY AND FLOODPLAIN LIMITS, DRAINAGE AND OTHER PUBLIC PURPOSES AS DETERMINED BY COMMERCE CITY.

EXECUTED THIS _____ DAY OF _____ AD 20____
 STATE OF COLORADO
 COUNTY OF ADAMS
 CITY OF COMMERCE CITY

THE FOREGOING SUBDIVISION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ AD 20____ BY (SEAL)

BY COMMISSION EXPIRES _____
 NOTARY PUBLIC _____

Ownership and Title Certification:
 I, A FULLY AUTHORIZED OFFICER OF _____ HEREBY CERTIFY THAT THE PARTIES EXECUTING THIS PLAT AS OWNERS OF THE ABOVE DESCRIBED PROPERTY ARE THE OWNERS THEREIN IN FEE SIMPLE AND FURTHER THAT ALL PUBLIC RIGHTS-OF-WAY, EASEMENTS OR IMPROVEMENTS IF ANY, THAT ARE DISCLOSED BY THIS PLAT ARE FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT THOSE SHOWN ON THE PLAT.

AUTHORIZED SIGNATURE AND PRINTED NAME _____ DATE _____

Surveyor's Certificate
 I, EDGAR F. REINSON, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES, OR OTHER EASEMENTS IN INTEREST OR FACTORY TO BE Laid Out OR ADDED TO THE HEREIN BEFORE DESCRIBED PROPERTY AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN HEREON, OR SUCH SURVEY WAS PREPARED UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

SIGNATURE AND PRINTED NAME _____ (SEAL AND DATE) _____
 ADDRESS _____ RECEPTION NO. _____

City Staff Certificate:
 APPROVED BY THE CITY ENGINEER OF THE CITY OF COMMERCE CITY THIS _____ DAY OF _____ AD 20____
 CITY ENGINEER _____
 APPROVED BY THE DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY THIS _____ DAY OF _____ AD 20____
 DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT _____

Adams County Clerk and Recorder's Certificate
 THIS PLAT HAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT _____ O'CLOCK _____ ON THIS _____ DAY OF _____ AD 20____
 COUNTY CLERK AND RECORDER _____
 BY DEPUTY _____

FLUORONS, Inc.
 Land Surveying Services
 7805 W. 136th Ave., Ste. 300
 Denver, CO 80231
 Phone: 303.441.2000
 Fax: 303.441.2001

Job Information:
 JOB NUMBER: 21-75,889-2
 DATE: 07-28-2021
 DRAWN BY: J. SOBERS
 CHECKED BY: LEO/SS/TOM/EBB
 SHEET 1 OF 3

SOUTHLAWN ELEMENTARY SCHOOL FILING NO. 1, LOT 1
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Note

- LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER ABC072113-2, DATED 07/26/2021 AT 5:00 P.M., WAS ENTIRELY RELED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- ACCORDING TO COLORADO LAW YOU MUST COMBINE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IS NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMANDED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- BASES OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF N89°27'44"E ALONG THE SOUTH LINE OF THE NORTH HALF OF SECTION 16, BETWEEN A FOUND 2.5" ALUMINUM CAP IN RANGERS 70S 2X4S 1/4 5/8 + 15 20" AT THE 1/4 CORNER OF SECTION 16 AND 15 AND A CALCULATED POSITION LING N04°14'15"E, 30.00' OF THE CENTER 1/4 CORNER OF SECTION 16 BEING A FOUND #8 REBAR WITH 3.25" ALUMINUM CAP IN RANGERS #2FC CONSULTANTS INC. US 17668 C 1/4 SEC 16 T2S R66W 2004 MC 36" AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, COLORADO NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-65-808. BOUNDARY MONUMENTS WILLFULLY DESTROYED, CHANGED OR REMOVED TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEASUR POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE PLACED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACES, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH, 18 U.S.C. § 1165A.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- FLOOD INFORMATION: THE SUBJECT PROPERTY IS LOCATED IN ZONE X UNSHADDED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 08002-0344 A, DATED 03/05/2007. THE MAP DOES NOT DIFFERENTIATE BETWEEN ZONE X UNSHADDED AND ZONE X. FLOOD INFORMATION IS SUBJECT TO CHANGE (ALTA/NPS LAND TITLE SURVEY TABLE A, ORIGINAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ITEM 3).
- DATES OF FIELDWORK: 03/10/2021, 03/11/2021 (CREW CHIEF T. HOLDEN)
- THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- THE TOTAL AREA OF THE SUBJECT PROPERTY IS 863,350 SQ. FT. OR 19.81 ACRES MORE OR LESS. AREA AS SHOWN HEREON IS A RESULTANT FACTOR, NOT A DETERMINATIVE FACTOR, AND MAY CHANGE SIGNIFICANTLY WITH MINOR VARIATIONS IN FIELD MEASUREMENTS OR THE SOFTWARE USED TO PERFORM THE CALCULATIONS. FOR THIS REASON, THE AREA IS SHOWN AS A "MORE OR LESS" FIGURE, AND IS NOT TO BE RELED UPON AS AN ACCURATE FACTOR FOR REAL ESTATE SALES PURPOSES.
- NOTICE IS HEREBY GIVEN: ANY CONSTRUCTION ACROSS AN EXISTING SUBDIVISION LOT LINE OR TERMINOLOGY IS IN VIOLATION OF THE SUBDIVISION REGULATION OF THE CITY, EXCEPT AS HEREIN AUTHORIZED.
- ANY DIVISION OF AN EXISTING LOT, OR CONVEYANCE OF PART OF AN EXISTING SUBDIVISION LOT, IS IN VIOLATION OF THIS ARTICLE UNLESS (1) APPROVED BY THE CITY OF COMMERCE CITY, OR (2) IS EXCEPTED FROM THE DEFINITION OF "SUBDIVISION" AS PROVIDED BY THE SUBDIVISION REGULATIONS.
- THE STORM WATER DETENTION AREA SHOWN HEREON SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER AND THE SUBSEQUENT OWNER, HEIRS, SUCCESSORS AND ASSIGNS. IN THE EVENT THAT SAID CONSTRUCTION AND MAINTENANCE IS NOT PERFORMED BY SAID OWNER, THE CITY OF COMMERCE CITY SHALL HAVE THE RIGHT TO ENTER SAID AREA AND PERFORM THE NECESSARY WORK, THE COST OF WHICH SAID OWNER, HEIRS, SUCCESSORS AND ASSIGNS AGREES TO PAY UPON BILLING.
- NO BUILDING OR STRUCTURE WILL BE CONSTRUCTED IN THE DETENTION AREA AND NO CHANGES OR ALTERATION AFFECTING THE DETENTION AREA WILL BE MADE WITHOUT THE APPROVAL OF THE CITY.

FLUOR _____

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 Land Surveying Services
 7805 W. 136th Ave., Ste. 300
 Denver, CO 80231
 Phone: 303.441.2000
 Fax: 303.441.2001

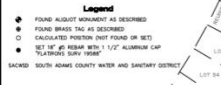
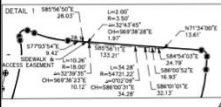
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SOUTHLAWN ELEMENTARY SCHOOL FILING NO. 1, LOT 1

A PLAT OF TRACT E. REUNION FILING NO. 17,
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SHEET 3 OF 3

CURVE #	LENGTH	BEARING	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	15.84	S00°43'27"	151.24	S48°50'30"W	14.24
C2	73.49	S33°00'00"	141°13'30"	S07°26'16"W	72.40
C3	400.84	S02°00'00"	241°30'00"	S27°10'11"W	402.42
C4	72.58	S77°00'00"	222°45'00"	S01°46'40"E	72.07
C5	13.38	S23°00'00"	47°17'56"	S02°27'30"W	13.37
C6	41.52	S20°00'00"	108°27'32"	S02°37'31"E	39.46
C7	118.20	S77°00'00"	172°36'56"	S07°26'16"W	119.74
C8	31.42	S20°00'00"	30°50'42"	S48°50'30"E	28.28
C9	141.73	S48°00'00"	172°10'36"	S27°44'36"W	141.79
C10	203.32	S23°00'00"	271°16'36"	N02°24'47"E	200.80
C11	31.42	S20°00'00"	30°50'42"	S48°50'30"E	28.28

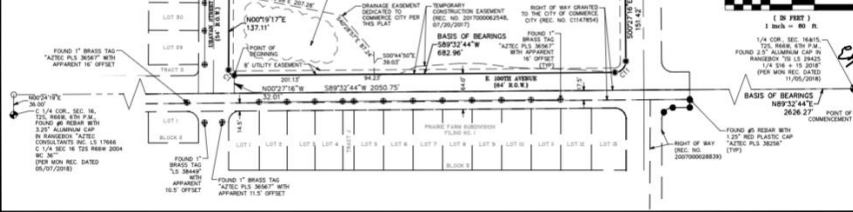


Legend

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND BRASS TAG AS DESCRIBED
- CALCULATED POSITION (NOT FOUND OR SET)
- SET 1/4" IR #8 NAIL WITH 1/2" ALUMINUM CAP (TYPICAL) NAIL PLANT

SACRED: SOUTH ADAMS COUNTY WATER AND SANITARY DISTRICT

CITY OF COMMERCE CITY-CO
 ROADWAY SURVEY & ADDRESSING STANDARDS
 APPROVED
 DATE: 09/09/2021 JA



F. Intertek, Inc.
 Land Surveyors, Surveyors
 3800 W. 14th Ave., Suite 300
 Denver, CO 80202
 (303) 733-1400

Southlawn Elementary School
 FILING NO. 1, LOT 1

JOB NUMBER: 21-75-889-2
DATE: 07-28-2021
DRAWN BY: S. SIKES
CHECKED BY: J. W. SIKES

SHEET 3 OF 3