

A RESOLUTION APPROVING THE REUNION FILING 38 SUBDIVISION LOCATED AT THE SOUTHEAST CORNER OF E. 112TH AVENUE AND CHAMBERS ROAD

NO. 2022-14

WHEREAS, the City of Commerce City has received an application for a subdivision plat for the property known as Reunion Filing 38 (the “Subdivision”), generally located at the southeast corner of E. 112th Avenue and Chambers Road, and as depicted on Exhibit A, attached hereto and incorporated herein by reference.

WHEREAS, the City Council, consistent with its authority as stated in the City of Commerce City Land Development Code, Section 21-3241(4)(a), 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 03, 2022 in the Sentinel Express, a legal newspaper of general circulation in the City of Commerce City and February 22, 2022 in the Denver Post; mailing on February 03, 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 03, 2022, and February 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 the PUD Zone Document, Amendment #5;
2. The subdivision is consistent with and implements the intent of the 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. The subdivision will not result in a substantial or undue adverse effect on adjacent properties, traffic conditions, parking, public improvements, either as they presently exist or as they may in the future exist as a result of the implementation of provisions and policies of the comprehensive plan, the land development code, or any other plan, program or ordinance adopted by the city, as these properties are either residential in nature, or have already been developed;
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 has been executed which addresses the construction of required public improvements; and
9. The proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.

SECTION 2. Reunion Filing 38 Subdivision, attached at Exhibit A, is hereby approved.

RESOLVED AND PASSED THIS 7TH DAY OF MARCH 2022.

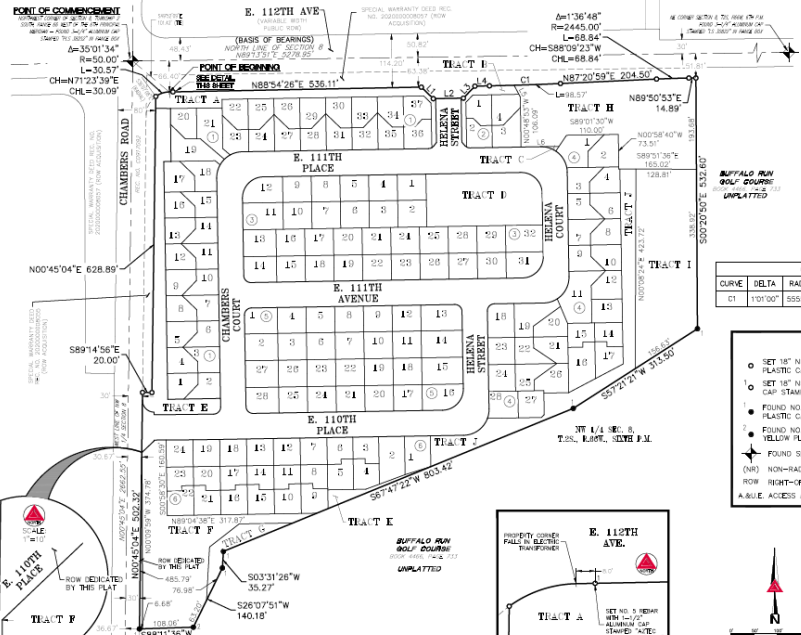
CITY OF COMMERCE CITY, COLORADO

Benjamin A. Huseman, Mayor

ATTEST

Dylan A. Gibson, City Clerk

REUNION FILING NO. 38
 A PORTION OF THE NORTHWEST 1/4 OF SECTION 8,
 TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



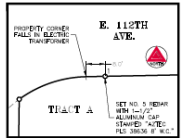
LINE TABLE

LINE	BEARING	LENGTH
L1	S46°05'34"E	35.36'
L2	N88°54'26"E	84.02'
L3	N43°54'26"E	35.36'
L4	N88°54'26"E	30.91'
L5	N27°37'43"W	28.41'
L6	S89°01'30"W	80.74'

CURVE TABLE

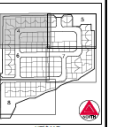
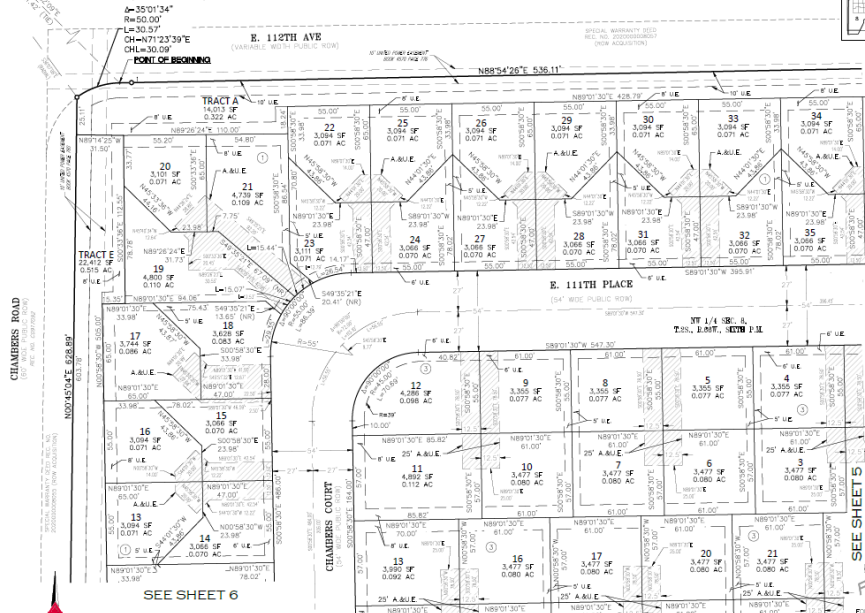
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	101°00'	5555.00'	98.57'	N87°51'29"E, 98.57'

- LEGEND**
- SET NO. 5 REBAR WITH 1" x 1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38638"
 - SET NO. 5 REBAR WITH 1" x 1/2" ALUMINUM CAP STAMPED "AZTEC LS 38638" W/C
 - FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "BAVER LS 6973"
 - FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP ILLISIBLE
 - FOUND SECTION CORNER
 - (NR) NON-RADIAL
 - ROW RIGHT-OF-WAY
 - A.B.U.E. ACCESS AND UTILITY EMBANKMENT



DATE OF PREPARATION: 07-19-2021
 DRAWN BY: CBE
 SHEET 3 OF 4

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