

**A RESOLUTION APPROVING THE LEGATO FILING NO. 2 SUBDIVISION  
GENERALLY LOCATED BETWEEN TOWER ROAD AND E-470, SOUTH OF 96TH  
AVENUE, WEST OF HIMALAYA PARKWAY, AND BETWEEN CATHAY COURT  
AND ARGONNE STREET**

**NO. 2022-51**

WHEREAS the City of Commerce City has received an application for a subdivision plat for the property known as Legato Filing No. 2 (the “Subdivision”), generally located between Tower Road and E-470, South of 96th Avenue, West of Himalaya Parkway, and between Cathay Court and Argonne Street 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)(d), 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 were given, including by publication on April 21, 2022, and May 19, 2022, in the Sentinel Express, a legal newspaper of general circulation in the City of Commerce City; mailing on April 20, 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 April 22, 2022, and May 26, 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 Legato PUD Zone Document;
2. The subdivision is consistent with and implements the intent of the specific residential 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, or 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 the development of the subdivision is rational in terms of available infrastructure capacity.

SECTION 2. Legato Filing No. 2 Subdivision, attached at Exhibit A, is hereby approved.

RESOLVED AND PASSED THIS 6TH DAY OF JUNE 2022.

CITY OF COMMERCE CITY, COLORADO

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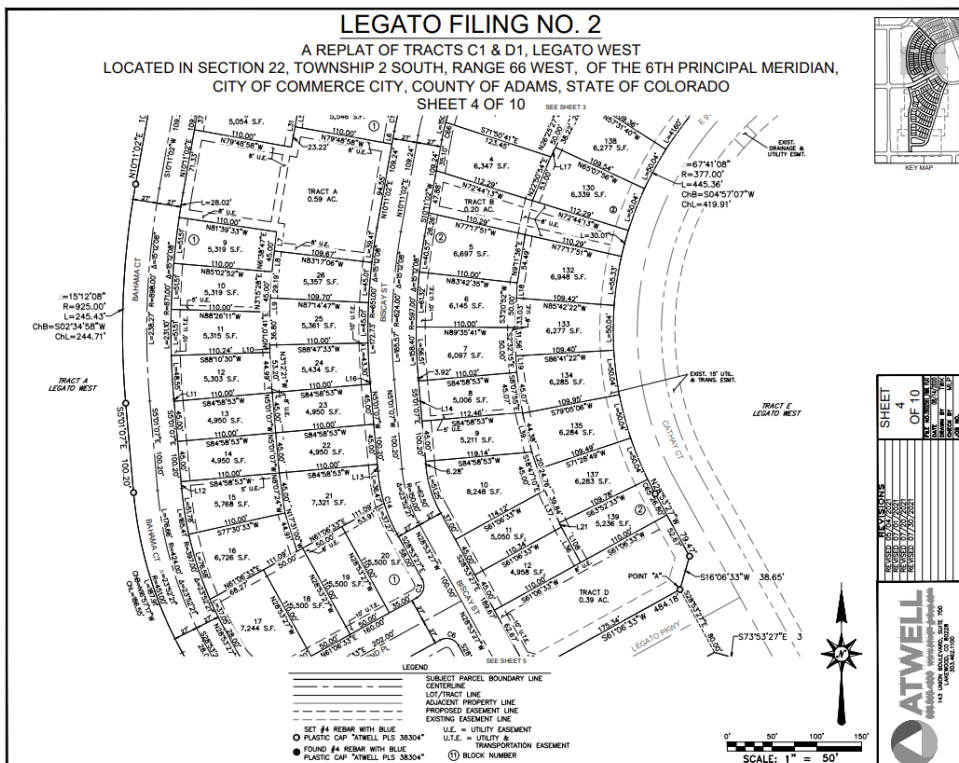
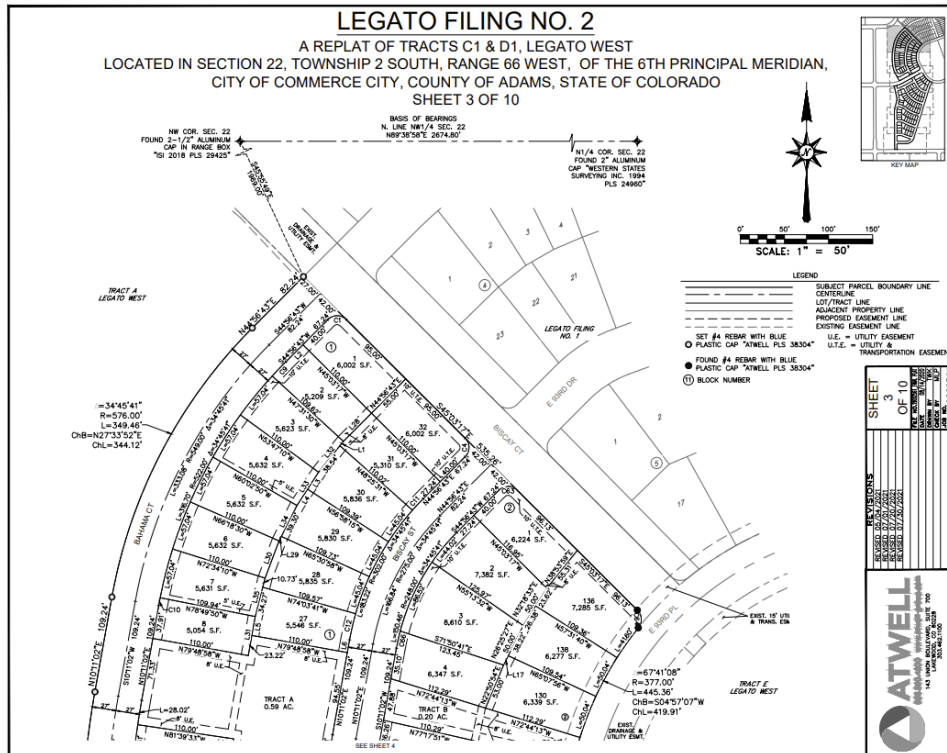
Benjamin A. Huseman, Mayor

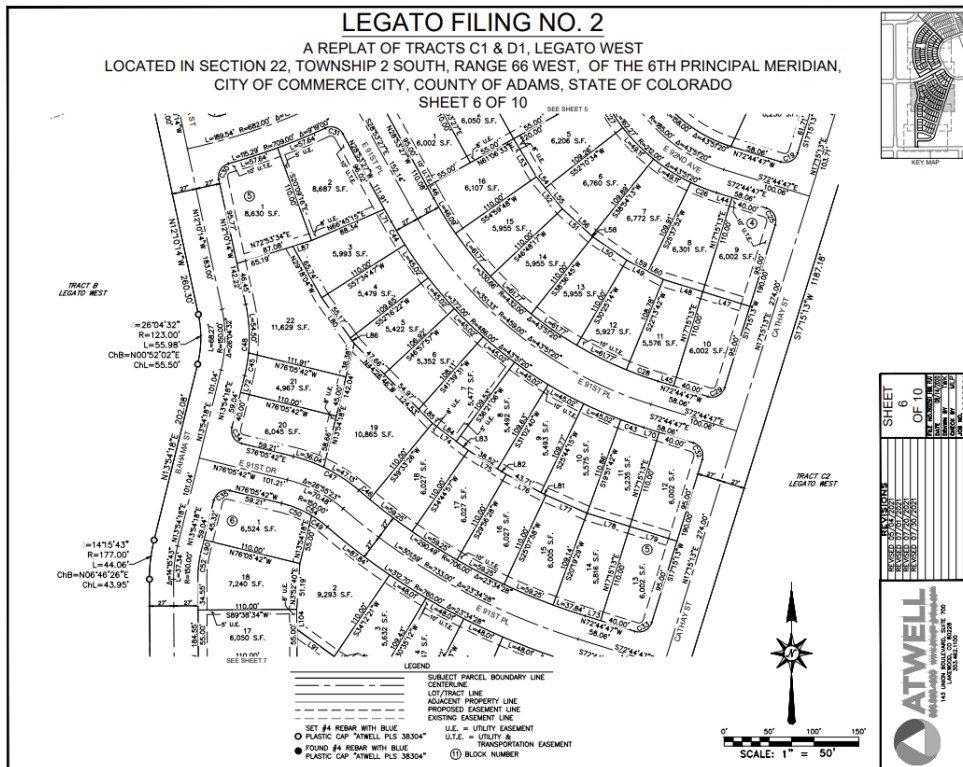
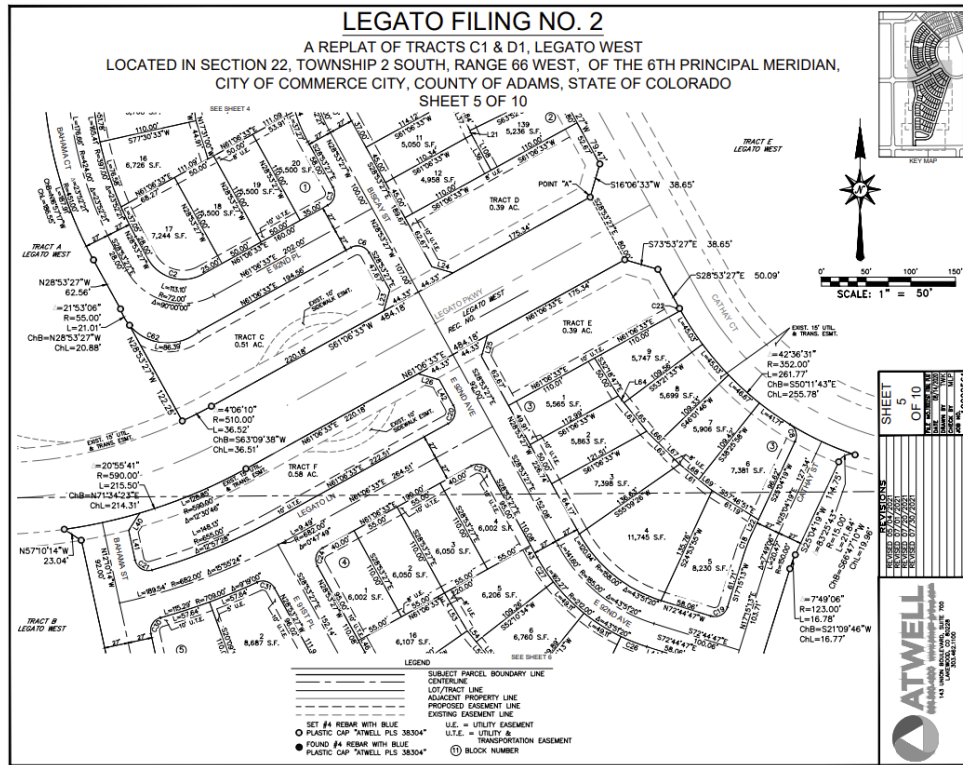
ATTEST

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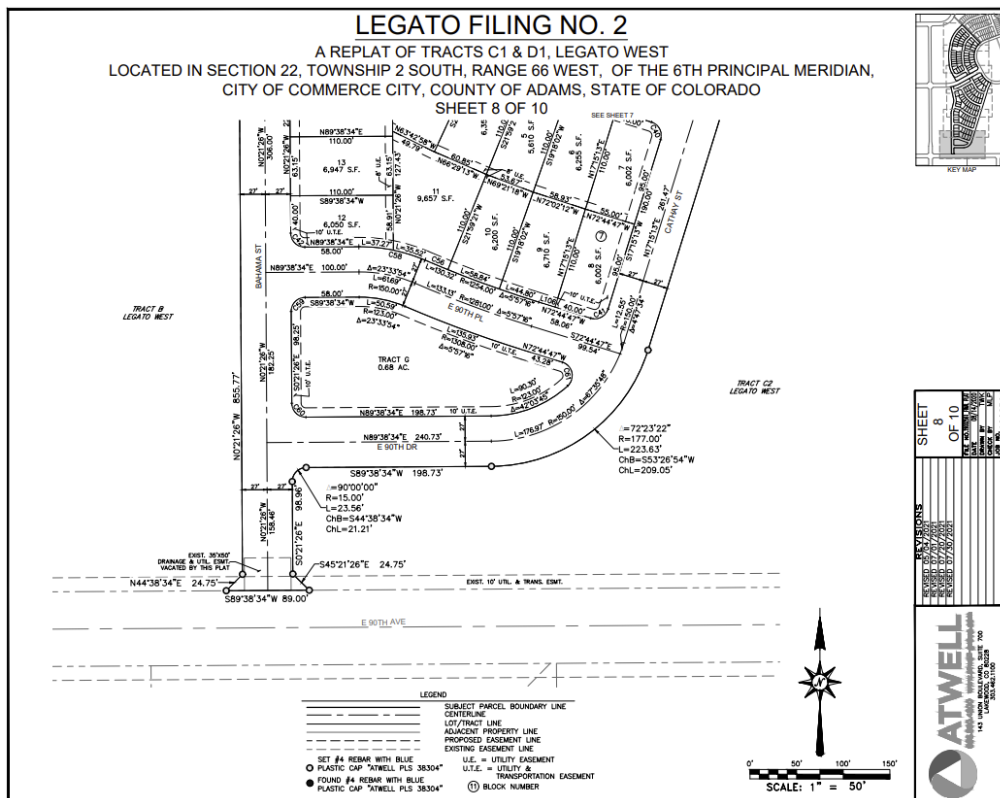
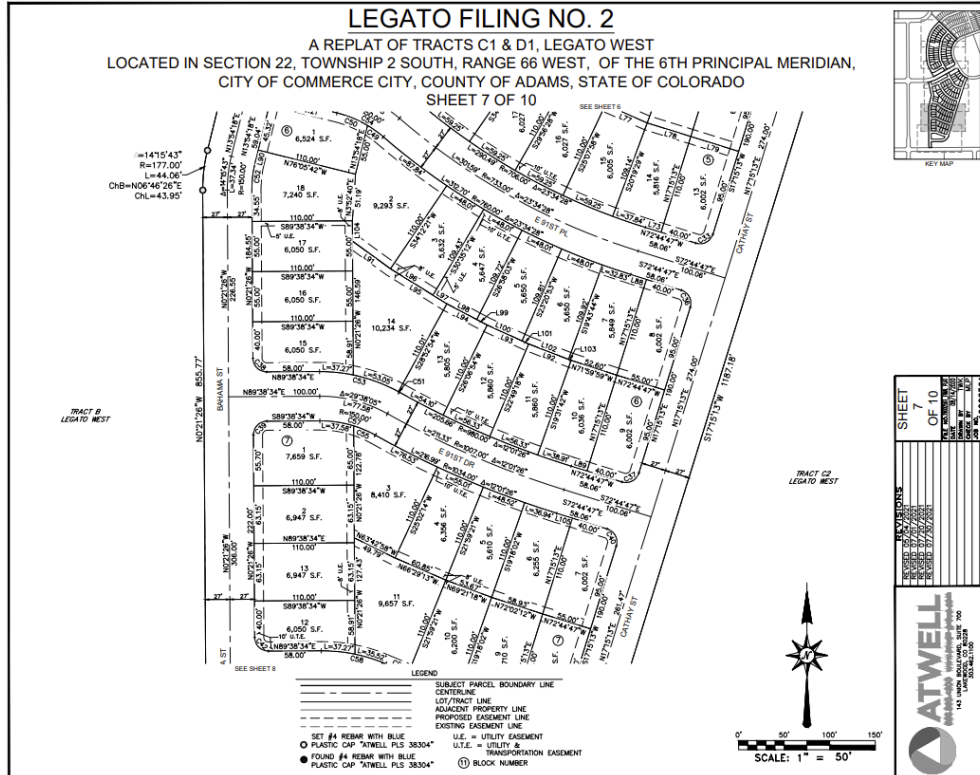
Dylan A. Gibson, City Clerk











## LEGATO FILING NO. 2

A REPLAT OF TRACTS C1 & D1, LEGATO WEST  
LOCATED IN SECTION 22, TOWNSHIP 2 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 9 OF 10

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	8.49'	N89°17'27"E	L28	45.01'	N44°56'47"E	L54	15.85'	N39°05'57"W	L65	62.69'	N39°28'10"W	L105	18.06'	N72°44'47"W
L2	23.24'	N44°56'47"E	L29	5.70'	N28°49'20"E	L55	30.15'	N39°05'57"W	L66	8.29'	N62°27'47"W	L106	18.06'	S72°44'47"E
L3	23.89'	N33°05'00"E	L30	45.00'	N20°33'40"E	L56	44.36'	N47°17'29"W	L67	11.48'	N57°39'18"W	L107	45.00'	N28°27'28"W
L4	23.11'	N33°05'00"E	L31	21.78'	N10°11'02"E	L58	1.64'	N47°17'29"W	L68	16.47'	N52°50'49"W			
L5	21.78'	N10°11'02"E	L32	45.02'	N38°51'27"E	L59	26.91'	N62°09'58"W	L69	33.33'	N52°50'49"W			
L6	14.69'	S10°11'02"W	L33	45.00'	N33°05'00"E	L60	19.20'	N62°09'58"W	L70	7.52'	N35°28'05"W			
L7	21.59'	N06°38'47"E	L34	45.00'	S28°49'20"W	L61	46.91'	N01°04'26"W	L71	21.89'	N72°53'34"E			
L8	23.41'	N06°38'47"E	L35	45.00'	S14°22'38"W	L62	52.03'	N44°56'10"W	L72	18.04'	S13°54'18"W			
L9	15.81'	N03°15'28"E	L36	45.00'	N28°27'28"W	L63	50.72'	N38°33'42"W	L73	18.06'	S72°44'47"E			
L10	8.20'	N03°17'21"W	L37	45.16'	S24°05'30"E	L64	9.89'	N38°33'42"W	L74	50.00'	N52°50'49"W			
L11	2.59'	N05°01'07"W	L38	45.49'	S12°27'40"E	L65	40.85'	N38°33'42"W	L75	50.00'	N07°39'18"W			
L12	7.61'	N05°01'07"W	L39	23.04'	S32°49'46"W	L66	18.24'	N44°56'10"W	L76	50.00'	N62°27'47"W			
L13	7.61'	S05°01'07"E	L40	33.92'	S12°10'14"E	L67	33.78'	N44°56'10"W	L77	50.04'	N66°17'26"W			
L14	45.00'	N05°01'07"W	L41	32.67'	N28°53'27"W	L68	27.43'	N01°04'26"W	L78	50.04'	N72°44'47"W			
L15	2.59'	S05°01'07"E	L42	15.08'	S28°53'27"E	L69	18.48'	N01°04'26"W	L79	55.00'	N72°44'47"W			
L16	11.78'	N28°25'27"E	L43	18.06'	S72°44'47"E	L70	18.06'	N72°44'47"W						
L17	16.97'	S03°20'52"W	L44	18.06'	N72°44'47"W	L71	15.89'	N28°53'27"W						
L18	18.44'	S02°32'15"E	L45	15.08'	N28°53'27"W	L72	19.04'	S13°54'18"W						
L19	20.24'	S18°47'10"E	L46	55.00'	N72°44'47"W	L73	18.06'	S72°44'47"E						
L20	5.32'	S24°05'30"E	L47	46.09'	N72°44'47"W	L74	50.00'	N52°50'49"W						
L21	18.15'	S28°54'07"W	L48	46.10'	N62°09'58"W	L75	50.00'	N07°39'18"W						
L22	24.91'	S18°16'33"W	L49	46.00'	N05°29'00"W	L76	50.00'	N62°27'47"W						
L23	24.91'	S73°32'27"E	L50	46.00'	N47°17'29"W	L77	50.04'	N66°17'26"W						
L24	24.91'	N18°10'33"E	L51	46.00'	N39°05'57"W	L78	50.04'	N72°44'47"W						
L25	24.91'	N73°32'27"W	L52	49.40'	N31°00'53"W	L79	55.00'	N72°44'47"W						

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OF 10

REVISIONS

ATWELL  
REGISTERED PROFESSIONAL ENGINEER  
141 FIFTH AVENUE, SUITE 200  
DENVER, CO 80202

## LEGATO FILING NO. 2

A REPLAT OF TRACTS C1 & D1, LEGATO WEST  
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CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 10 OF 10

Curve Table				Curve Table				Curve Table			
CURVE #	LENGTH	RADIUS	DELTA	CURVE #	LENGTH	RADIUS	DELTA	CURVE #	LENGTH	RADIUS	DELTA
C1	23.56'	15.00'	90°00'00"	C32	23.56'	15.00'	90°00'00"	C57	63.62'	123.00'	29°38'00"
C2	70.68'	45.00'	90°00'00"	C33	23.56'	15.00'	90°00'00"	C58	72.80'	177.00'	23°35'44"
C3	23.56'	15.00'	90°00'00"	C34	23.56'	15.00'	90°00'00"	C59	23.56'	15.00'	90°00'00"
C4	23.56'	15.00'	90°00'00"	C35	23.56'	15.00'	90°00'00"	C60	23.56'	15.00'	90°00'00"
C5	23.56'	15.00'	90°00'00"	C36	23.56'	15.00'	90°00'00"	C61	31.50'	15.00'	120°19'23"
C6	21.84'	15.00'	83°25'43"	C37	23.56'	15.00'	90°00'00"	C62	107.40'	55.00'	111°53'06"
C7	22.91'	522.00'	2°28'13"	C38	23.56'	15.00'	90°00'00"	C63	23.56'	15.00'	90°00'00"
C8	8.98'	522.00'	0°59'58"	C39	23.56'	15.00'	90°00'00"	C64	21.95'	15.00'	83°50'58"
C9	17.77'	302.00'	3°22'14"	C40	23.56'	15.00'	90°00'00"	C65	18.21'	377.00'	2°46'00"
C10	30.33'	302.00'	3°45'11"	C41	23.56'	15.00'	90°00'00"	C66	19.92'	248.00'	4°36'04"
C11	73.75'	177.00'	23°52'21"	C42	23.56'	15.00'	90°00'00"				
C12	24.15'	177.00'	7°49'56"	C43	26.95'	486.00'	3°10'37"				
C13	23.56'	15.00'	90°00'00"	C44	29.94'	486.00'	3°31'45"				
C14	23.56'	15.00'	90°00'00"	C45	26.05'	177.00'	8°20'59"				
C15	24.55'	15.00'	93°45'46"	C46	15.66'	706.00'	1°16'15"				
C16	2.58'	352.00'	0°25'13"	C47	83.17'	177.00'	26°55'23"				
C17	23.56'	15.00'	90°00'00"	C48	80.55'	177.00'	26°54'32"				
C18	23.56'	15.00'	90°00'00"	C49	21.48'	123.00'	10°01'18"				
C19	23.56'	15.00'	90°00'00"	C50	36.32'	123.00'	16°58'08"				
C20	31.00'	212.00'	8°22'39"	C51	1.22'	177.00'	0°23'40"				
C21	33.05'	212.00'	8°50'59"	C52	30.62'	123.00'	14°15'43"				
C22	37.51'	432.00'	4°58'30"	C53	91.55'	177.00'	29°38'05"				
C23	23.56'	15.00'	90°00'00"	C54	57.80'	123.00'	26°55'23"				
C24	22.69'	15.00'	86°40'28"	C55	26.04'	123.00'	12°57'42"				
C25	22.49'	15.00'	85°55'19"	C56	26.68'	1254.00'	1°13'08"				

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