

**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 final plat for the property known as Legato Filing No. 2, generally located between Tower Road and E-470, South of 96th Avenue, West of Himalaya Parkway, and between Cathay Court and Argonne Street; and

WHEREAS, the proposed final plat, attached hereto at Exhibit A and incorporated herein by reference, provides a permanent and accurate record of the exact size and location of the lots, blocks, streets, drainage areas, easements, and other parcels of land within a subdivision; and

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 final plat 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, in the Sentinel Express, a legal newspaper of general circulation in the City of Commerce City; and June 9, 2022, in the Denver Post; 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 June 9, 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:

- a. The subdivision is consistent with the approved rezoning, concept plan, or PUD Zone Document, including the Legato PUD Zone Document;
- b. The subdivision is consistent with and implements the intent of the specific residential PUD zoning district in which it is located;
- c. There is no evidence to suggest that the subdivision violates any state, federal, or local laws, regulations, or requirements;
- d. 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;

- e. 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;
- f. 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;
- g. 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;
- h. A new development agreement between the city and the applicant has been executed which addresses the construction of required public improvements; and
- i. 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 Plat is hereby approved.

RESOLVED AND PASSED THIS 20TH DAY OF JUNE 2022.

CITY OF COMMERCE CITY, COLORADO

Benjamin A. Huseman, Mayor

ATTEST

Dylan A. Gibson, City Clerk

Exhibit A

Subdivision Plat

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 1 OF 10

LEGAL DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT COHEN DENVER AIRPORT LLC, A NEVADA LIMITED LIABILITY COMPANY, BEING THE OWNER OF THAT PART OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 66 WEST, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO WIT:

TRACTS C1 AND D1, LEGATO WEST, RECORDED UNDER RECEPTION NO. _____, ADAMS COUNTY, COLORADO RECORDS, BEING A PART OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS,

CONTAINING 1,410,452 SQUARE FEET, OR 32.38 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF LEGATO FILING NO. 2 AND DO HEREBY GRANT TO THE CITY OF COMMERCE CITY, STATE OF COLORADO, PUBLIC RIGHTS OF WAY IN FEE SIMPLE, AND WARRANTS TITLE TO THE SAME, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND OTHER PUBLIC WAYS AS SHOWN ON THIS PLAT AND HEREBY DEDICATES SUCH EASEMENTS TO THE CITY OF COMMERCE CITY AS ARE CREATED HEREBY, AND DEPICTED, SHOWN, OR REFERENCED BY NOTE HEREON AND WARRANTS TITLE TO THE SAME,

EXECUTED THIS _____ DAY OF _____, A.D. 20____

COHEN DENVER AIRPORT LLC, A NEVADA LIMITED LIABILITY COMPANY

BT: _____
AS: _____

COUNTY OF ADAMS)
STATE OF COLORADO)SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____ A.D. 20____

BY: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

NOTES:

NOTES:

- [illegible]



VICINITY MAP
SCALE: 1"=2000'

SCALE: 1 = 2000

NOTES

- 5 DISTANCES SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND
6 DECIMALS THEREOF. ONE U.S. SURVEY FOOT EQUALS EXACTLY 1200/3937
7 METERS.
- 8 THIS PLANT IS THE SAME AS THAT PROPERTY SHOWN ON THE LEGATO PUD JUNE
9 COMMISSION RECORDS AT RECEPTION NO. 2005000063902, ADAMS COUNTY
10 RECORDS.
- 11 REFER TO THE CITY OF COMMERCIE CITY DESIGN GUIDELINES FOR ADDITIONAL
12 INFORMATION.
- 13 **WARRANTY: SURETIES OWN:**
- 14 ANY CONSTRUCTION AGAINST ANY EXISTING SUBDIVISION LOT LINE IS IN
15 VIOLATION OF THE SUBDIVISION REGULATION OF THE CITY OF COMMERCIE,
16 ILL. HEREIN AUTHORIZED.
- 17 THE CITY OF COMMERCIE, ILL. ON CONVEYANCE OF PART OF AN
18 EXISTING SUBDIVISION LOT, IS IN VIOLATION OF THIS ARTICLE UNLESS
19 THE VIOLATION IS BY THE CITY OF COMMERCIE, ILL. OR BY THE CITY FROM
20 THE DEFLECTION OF SUBDIVISION AS PROVIDED BY THE SUBDIVISION
21 REGULATION.
- 22 THIS PLAN DOES NOT ESTABLISH WATER AVAILABILITY FOR THE SUBJECT
23 LOT. THE CITY OF COMMERCIE, ILL. DOES NOT GUARANTEE OR WARRANT HEALTH
24 AGAINST WATER AND SANITATION DISTR. INVESTIGATION OF THE
25 SUBJECT LOT. WATER AVAILABILITY FOR THE SUBJECT LOT IS THE RESPONSIBILITY
26 OF THE ADDITIONAL WATER REQUIRED FOR DEVELOPMENT OF THE PROPERTY SHALL
27 BE THE RESPONSIBILITY OF THE DEVELOPER. DEVELOPMENT APPROVALS WILL NOT BE GRANTED WITHOUT
28 ADDITIONAL WATER REQUIRED FOR DEVELOPMENT OF THE PROPERTY SHALL
29 BE THE RESPONSIBILITY OF THE DEVELOPER.

SURVEYOR'S CERTIFICATE

I, MICHAEL LLOYD POOL, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THERE ARE NO ROADS, EASEMENTS, OR IRRIGATION DITCHES, OR OTHER EASEMENTS IN EXISTENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HERIN BEFORE DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAN. I FURTHER CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN HEREON, OR SUCH SURVEY WAS PREPARED BY ME OR MY ORALLY RESPONSIBLE ASSISTANT, AND THAT THIS PLAN ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.



MICHAEL LLOYD POOL, PLS
COLORADO REG. NO. 38304
FOR AND ON BEHALF OF ATWELL, LLC

CITY STAFF CERTIFICATE

APPROVED BY THE CITY ENGINEER OF THE CITY OF COMMERCE CITY

THIS _____ DAY OF _____, A.D. 20____

CITY ENGINEER

APPROVED BY THE DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT OF
THE CITY OF COMMERCE CITY

THIS _____ DAY OF _____, A.D. 20____

DIRECTOR, COMMUNITY DEVELOPMENT

ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK
AND RECORDER, IN THE STATE OF COLORADO, AT _____ M., ON THE
_____ DAY OF _____, A.D. 20____

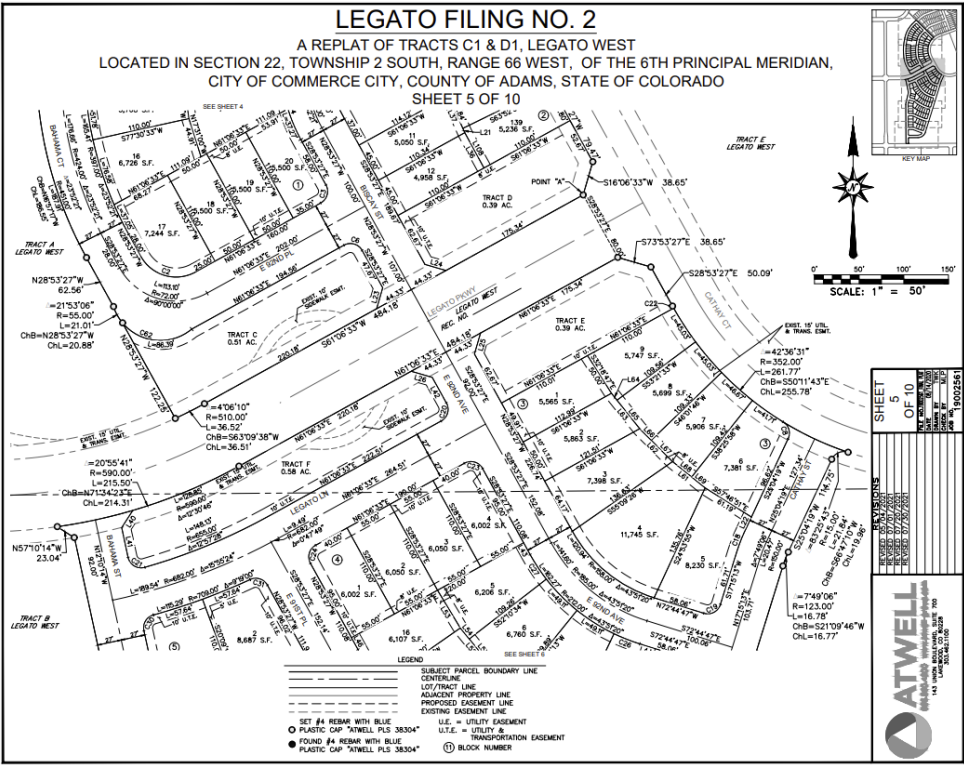
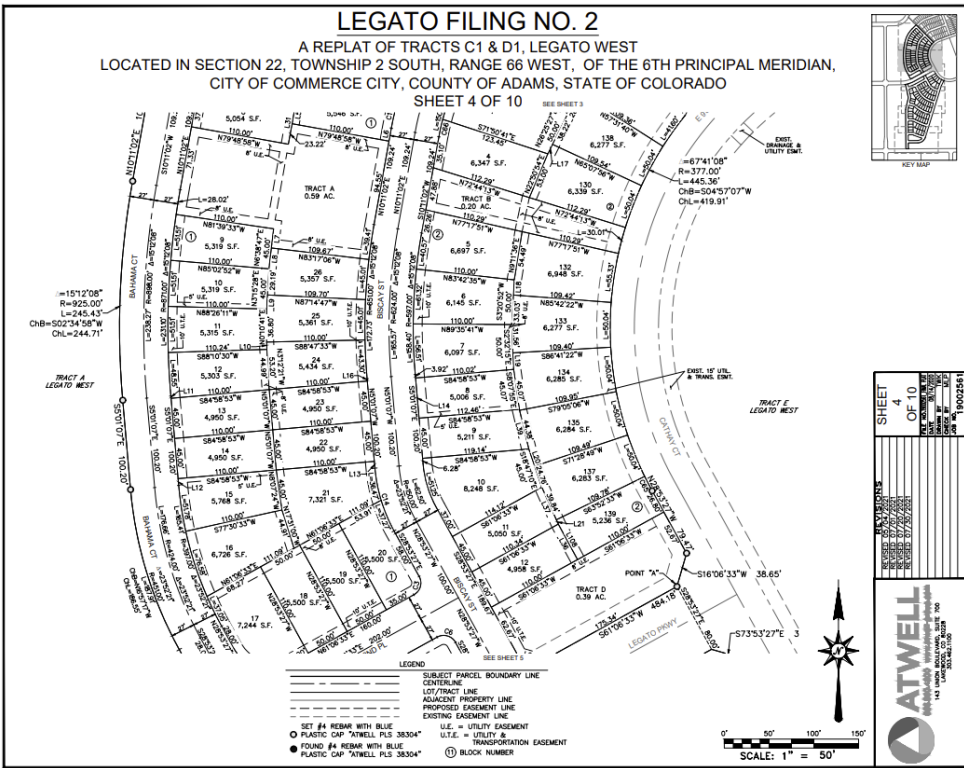
COUNTY CLERK AND RECORDER

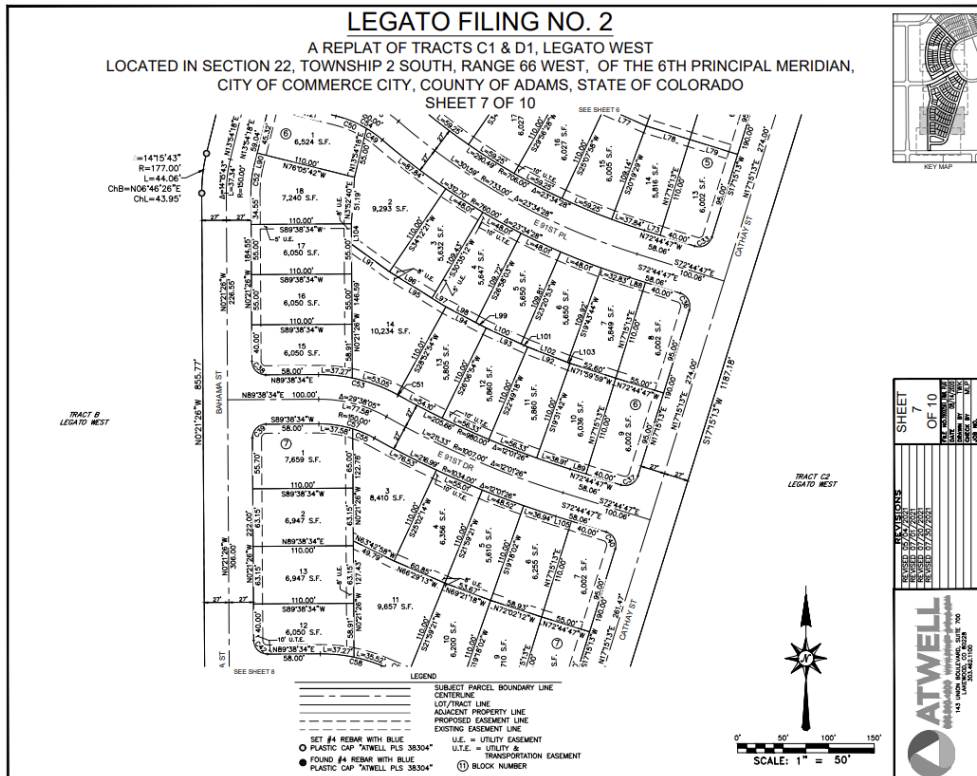
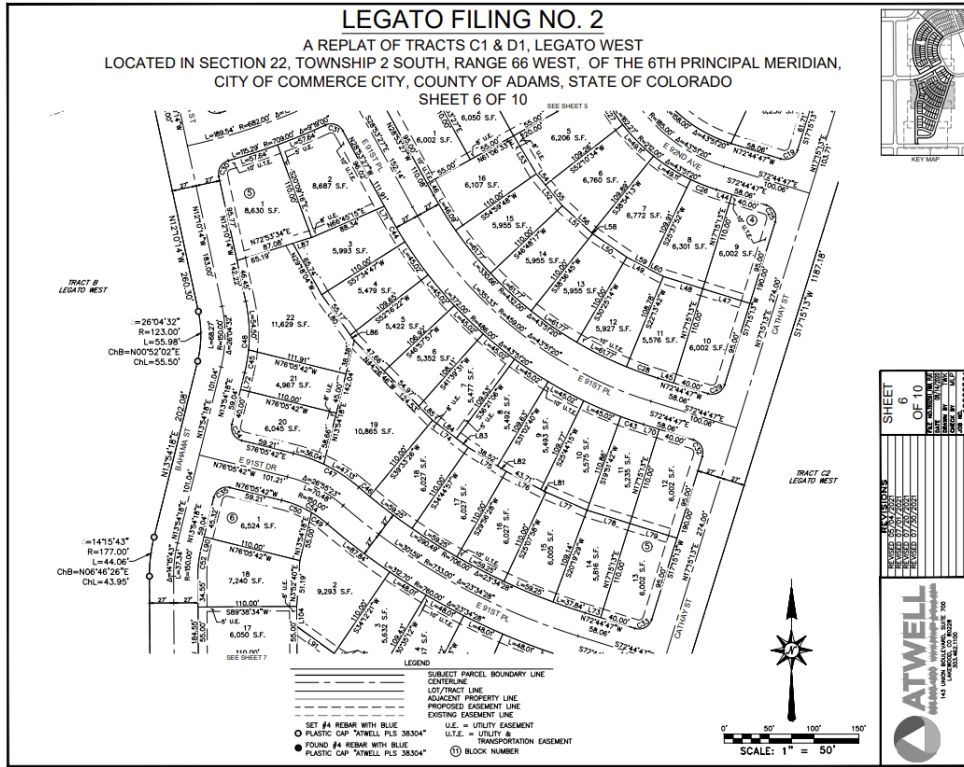
By: DEPUTY

RECEPTION NO.



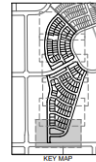
REVISIONS		SHEET 1 OF 10
REVISED	05/04/2021	
REVISED	07/01/2021	
REVISED	07/30/2021	
		FILE NO. 2020-101 DATE 08/14/21 CREATED BY T CHECK BY M JOB NO. 190025





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 8 OF 10



REVISIONS
NO. 1
NO. 2
NO. 3
NO. 4
NO. 5
NO. 6
NO. 7
NO. 8
NO. 9
NO. 10

ATWELL
14300 W. 10TH AVE., SUITE 100
DENVER, CO 80231
303.441.1100

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	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	6.49'	N38°51'27"E	L28	45.01'	N44°56'43"E	L54	15.85'	N39°05'57"W	L80	62.69'	N35°28'05"W	L105	18.06'	N72°44'47"W
L2	27.24'	N44°56'43"E	L29	5.70'	N28°49'20"E	L55	30.15'	N39°05'57"W	L81	6.29'	N62°27'47"W	L106	18.06'	S72°44'47"E
L3	22.89'	N33°05'00"E	L30	45.00'	N20°33'40"E	L56	44.36'	N47°17'59"W	L82	11.48'	N57°39'18"W	L107	45.00'	N28°27'28"W
L4	22.11'	N33°05'00"E	L31	21.78'	N01°11'02"E	L57	1.44'	N47°17'59"W	L83	16.47'	N52°05'49"W			
L5	21.78'	N01°11'02"E	L32	45.02'	N38°51'27"E	L58	26.91'	N62°09'58"W	L84	33.33'	N52°05'49"W			
L6	14.69'	S10°11'02"W	L33	45.00'	N33°05'00"E	L59	19.20'	N62°09'58"W	L85	21.91'	N44°38'46"W			
L7	21.59'	N06°38'47"E	L34	45.00'	S28°49'20"W	L60	46.91'	N51°54'28"W	L86	7.52'	N39°28'05"W			
L8	23.41'	N06°38'47"E	L35	45.00'	S14°22'38"W	L61	52.03'	N44°56'10"W	L87	21.89'	N72°53'24"E			
L9	15.81'	N03°15'28"E	L36	45.00'	N28°27'28"W	L62	50.72'	N38°33'42"W	L88	18.06'	S72°44'47"E			
L10	8.20'	N03°15'28"E	L37	45.16'	S24°05'30"E	L63	9.89'	N38°33'42"W	L89	18.06'	S72°44'47"E			
L11	2.59'	N05°01'07"W	L38	45.49'	S13°27'40"E	L64	40.83'	N38°33'42"W	L90	13.72'	S13°54'18"W			
L12	7.61'	N05°01'07"W	L39	23.04'	S32°49'46"W	L65	18.24'	N44°56'10"W	L91	51.51'	N54°05'51"W			
L13	7.61'	S05°01'07"E	L40	33.92'	S1°10'14"E	L66	33.79'	N44°56'10"W	L92	46.95'	N68°49'30"W			
L14	40.90'	N05°01'07"W	L41	32.47'	N28°53'27"W	L67	27.43'	N01°54'36"W	L93	42.00'	N65°01'54"W			
L15	3.59'	S05°01'07"E	L42	15.06'	S28°53'27"E	L68	19.48'	N01°54'36"W	L94	37.00'	N62°14'18"W			
L16	11.78'	N28°25'27"E	L43	18.06'	S72°44'47"E	L69	18.06'	N72°44'47"W	L95	54.93'	N58°11'35"W			
L17	16.97'	S03°20'52"W	L44	15.08'	N28°53'27"W	L70	18.06'	S72°44'47"E	L96	54.93'	N58°11'35"W			
L18	18.44'	S03°20'52"W	L45	15.08'	N28°53'27"W	L71	18.06'	S72°44'47"E	L97	17.90'	N58°11'35"W			
L19	20.24'	S18°47'10"E	L46	46.09'	N72°44'47"W	L72	50.00'	N52°50'49"W	L98	37.00'	N62°14'18"W			
L20	5.32'	S24°05'30"E	L47	46.10'	N62°09'58"W	L73	50.00'	N57°39'18"W	L99	12.95'	N62°14'18"W			
L21	18.13'	S25°04'18"W	L48	46.00'	N58°29'00"W	L74	50.00'	N62°27'47"W	L100	42.00'	N65°01'54"W			
L22	24.51'	S18°08'33"W	L49	46.00'	N47°17'59"W	L75	50.00'	N62°27'47"W	L101	8.00'	N65°01'54"W			
L23	24.51'	S18°08'33"W	L50	46.00'	N39°05'57"W	L76	50.00'	N62°27'47"W	L102	46.95'	N68°49'30"W			
L24	24.51'	N18°08'33"E	L51	46.00'	N39°05'57"W	L77	50.00'	N72°44'47"E	L103	3.00'	N68°49'30"W			
L25	24.51'	N18°08'33"E	L52	46.00'	N39°05'57"W	L78	50.00'	N72°44'47"E	L104	22.32'	N00°21'26"W			
L26	24.51'	N18°08'33"E	L53	46.00'	N39°05'57"W	L79	50.00'	N72°44'47"E						

REVISIONS
NO. 1
NO. 2
NO. 3
NO. 4
NO. 5
NO. 6
NO. 7
NO. 8
NO. 9
NO. 10

ATWELL
14300 W. 10TH AVE., SUITE 100
DENVER, CO 80231
303.441.1100

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 10 OF 10

CURVE #	LENGTH	RADIUS	DELTA
C57	63.62'	123.00'	29°38'05"
C58	72.80'	177.00'	23°33'54"
C59	23.56'	15.00'	90°00'00"
C60	23.56'	15.00'	90°00'00"
C61	31.50'	15.00'	120°19'37"
C62	107.40'	55.00'	111°13'06"
C63	23.56'	15.00'	90°00'00"
C64	21.95'	15.00'	83°30'58"
C65	18.21'	377.00'	2°46'00"
C66	19.92'	248.00'	4°36'04"

ATWELL
 www.atwell.com
 141 UNIVERSITY AVENUE • SUITE 700
 LAKEWOOD, CO 80226
 303.742.7235

REVISIONS	SHEET
	OF 10
	DATE: 03-23-2010 BY: JES
	CHECKED: JES
	APP'D: JES
	DWG NO: 90022541