

K:\DEN_Civil\096266043_88th & Rosemary\CADD\PlanSheets\Zone Change\096266043CV.dwg Swiggum, Kyle 8/31/2022 2:47 PM

SWC OF E. 88TH AVENUE & ROSEMARY STREET

LOT 1, PALOMBO AND AGASIO SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 28 TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
ZONE CHANGE

OWNER'S CERTIFICATE

I _____, BEING THE OWNER/LIEN HOLDER OF THE PROPERTY LOCATED IN THE COUNTY OF ADAMS, STATE OF COLORADO, DO HEREBY SUBMIT THIS PLANNED UNIT DEVELOPMENT AND AGREE TO PERFORM UNDER THE TERMS STATED HEREIN.

OWNER'S NAME _____

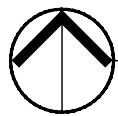
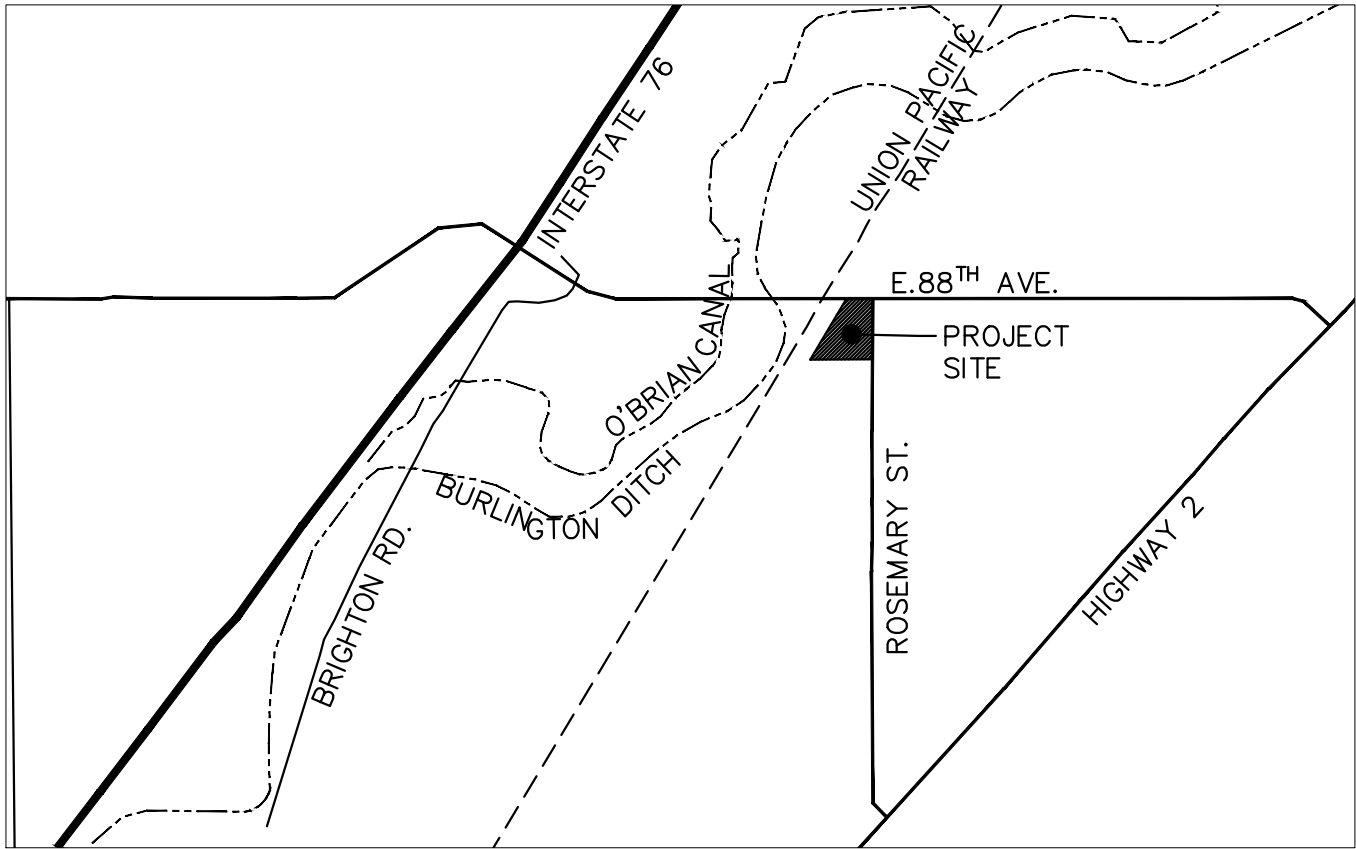
ACKNOWLEDGEMENT:

STATE OF _____
COUNTY OF _____
CITY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ME THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____



VICINITY MAP

1" = 2,000'

LEGAL DESCRIPTION:

LOT 1, PALOMBO AND AGAZIO SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO
PARCEL # 0172128202002

PROJECT ADDRESS:

8705 ROSEMARY STREET
COMMERCE CITY, CO 80022

BENCHMARK:

ELEVATIONS ARE BASED UPON THE NGS CONTROL MONUMENT "M 402" DESCRIBED AS A 1-1/2" IRON ROD, EAST OF THE EAST RAIL OF THE RAILROAD TRACK AND NORTH OF EAST 88TH AVENUE. (ELEVATION = 5114.78 NAVD 88)

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 28, BEARING N 89°39'50" E. A DISTANCE OF 2630.27 FEET, AS MONUMENTED AT THE NORTHWEST CORNER OF SECTION 28 BY A FOUND 3-1/4" ALUMINUM CAP, STAMPED "LS 17488", AND AS MONUMENTED AT THE NORTH QUARTER CORNER OF SECTION 28 BY A FOUND 3-1/4" ILLEGIBLE ALUMINUM CAP.

PROJECT DATA:

ADDRESS: 8705 ROSEMARY STREET
PARCEL NUMBER: 0172128202002
EXISTING ZONING: I-1, AG
PROPOSED ZONING: 1-2
ACRES: 6.699 ACRES
EXISTING LAND USE: VACANT LAND/VACANT HOUSING
FUTURE LAND USE: INDUSTRIAL

		ISSUED			
		08/31/2022	1	2	3
SHEET INDEX					
SHEET NO.		●			
1	COVER SHEET	●			
2	EXISTING CONDITIONS	●			
3	PROPOSED ZONE CHANGE	●			

OWNER/DEVELOPER

EVERGREEN DEVCO, INC.
JAZZMINE CLIFTON
1873 S. BELLAIRE STREET, SUITE 1200
DENVER, CO 80222

ARCHITECT

POWERS BROWN ARCHITECTURE
MIKE FECCO
1580 LINCOLN STREET, SUITE 480
DENVER, CO 80203
(720) 500-3867

LANDSCAPE ARCHITECT:

NORRIS DESIGN
CHRIS MUIR, PLA
1101 BANNOCK STREET
DENVER, CO 80204
(303) 892 1166

CIVIL ENGINEER:

KIMLEY-HORN
SHANNON PETERSEN, P.E.
4582 SOUTH ULSTER STREET,
SUITE 1500
DENVER, CO 80237
(720) 504-0942

SURVEYOR

KIMLEY-HORN
DARREN WOLTERSTORFF, P.L.S.
4582 SOUTH ULSTER STREET,
SUITE 1500
DENVER, CO 80237
(720) 739-3134

GOVERNING AGENCY

CITY OF COMMERCE CITY
COMMUNITY DEVELOPMENT
7887 E. 60TH AVENUE
COMMERCE CITY, CO 80022

CITY APPROVAL:

APPROVAL OF THE CITY OF COMMERCE CITY PLANNING COMMISSION:
APPROVED THIS _____ DAY OF _____, 20____.

CHAIRPERSON _____

APPROVAL OF THE CITY COUNCIL OF THE CITY OF COMMERCE CITY:
APPROVED THIS _____ DAY OF _____ 20____.

CITY CLERK _____

MAYOR _____

ADAMS COUNTY CLERK AND RECORDER:

THIS PUD ZONE DOCUMENT WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT _____, __ M, THIS _____ DAY OF _____, 20____.

BY: _____
COUNTY CLERK AND RECORDER

RECEPTION NUMBER: _____

Kimley»Horn
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4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

E. 88TH AVE. & ROSEMARY ST.
COMMERCE CITY, ADAMS COUNTY, COLORADO
ZONE CHANGE
COVER SHEET

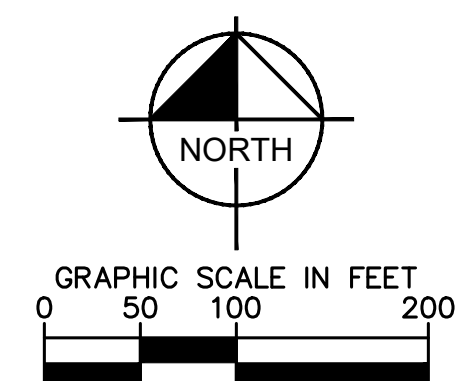
DATE: 08/31/2022
DESIGNED BY: SLP
DRAWN BY: KTS
CHECKED BY: SLP

FILE NO.
PROJECT NO. 096266043

SHEET NO. 1

BY DATE APPR.

**LOT 1, PALOMBO AND AGASIO SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 28 TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL
MERIDIAN CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
ZONE CHANGE**

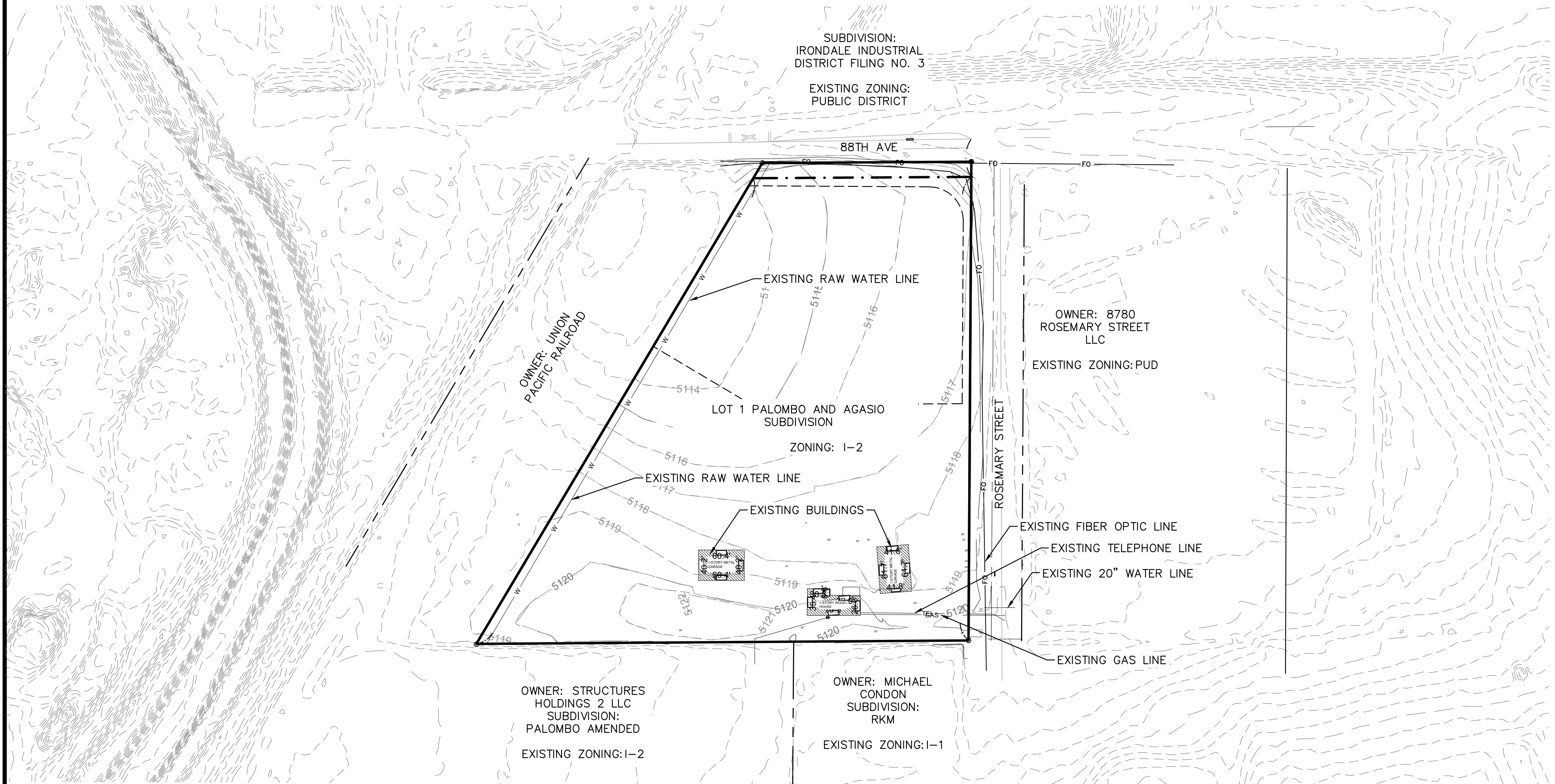


<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="width: 40%;"> <p style="margin: 0;">SHEET NO. 2</p> </div> <div style="width: 60%; text-align: right;"> <p style="margin: 0; font-size: 0.8em;">© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 4582 South Ulster Street, Suite 1500 Denver, Colorado 80237 (303) 228-2300</p> </div> </div>	
<p>FILE NO.</p>	<p>DESIGNED BY: SLP</p> <p>DRAWN BY: KTS</p> <p>CHECKED BY: SLP</p>
<p>E. 88TH AVE. & ROSEMARY ST.</p> <p>COMMERCE CITY, ADAMS COUNTY, COLORADO</p> <p>ZONE CHANGE</p> <p>EXISTING ZONE CHANGE</p>	
<p>Kimley-Horn</p>	
<p>NO. REVISION BY DATE APPR.</p>	

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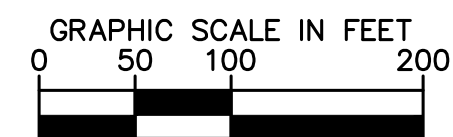
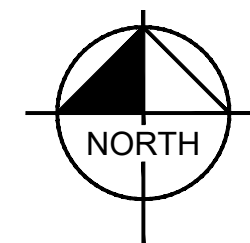
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ZONE CHANGE



ZONE CHANGE NOTES:

1. THIS PROJECT PROPOSES A ZONE CHANGE FOR LOT LOT 1 PALOMBO AND AGASIO SUBDIVISION FROM I-1 AND AG TO I-2 ZONING WITHOUT CONDITIONS. NO OTHER ZONE CHANGES ARE PROPOSED FOR THE ADJACENT LOTS.
2. ALLOWABLE USES PER COMMERCE CITY LAND DEVELOPMENT CODE FOR ZONE DISTRICT I-2 AND ZONE DISTRICT PUBLIC.
3. REFER TO DEVELOPMENT PLAN DOCUMENTS FOR PROPOSED SITE PLAN.
4. ACCESS TO SITE FOR FUTURE DEVELOPMENT WILL BE FROM ROSEMARY STREET. FINAL ACCESS POINTS WILL BE DETERMINED ON THE CONSTRUCTION DOCUMENTS.



Kimley»Horn
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E. 88TH AVE. & ROSEMARY ST.
COMMERCE CITY, ADAMS COUNTY, COLORADO
ZONE CHANGE
PROPOSED ZONE CHANGE

DATE: 08/31/2022
DESIGNED BY: SLP
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FILE NO.
PROJECT NO.
096266043

SHEET NO.

3

NO.	REVISION	BY	DATE	APPR.