

**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 \_\_\_\_\_

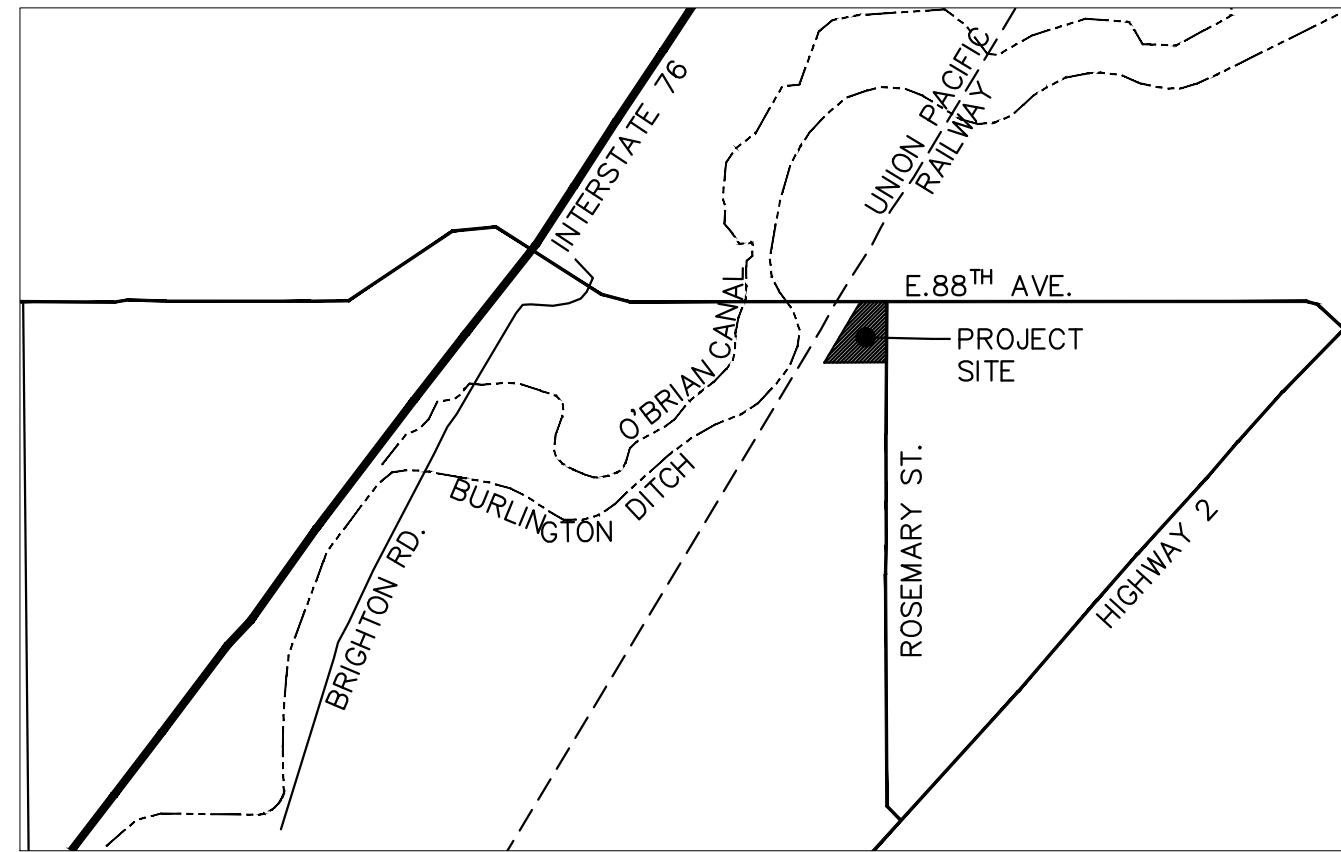
ACKNOWLEDGEMENT:

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 AGASIO 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

**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: \_\_\_\_\_

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

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



**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

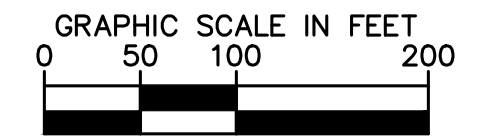
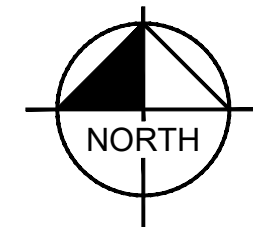
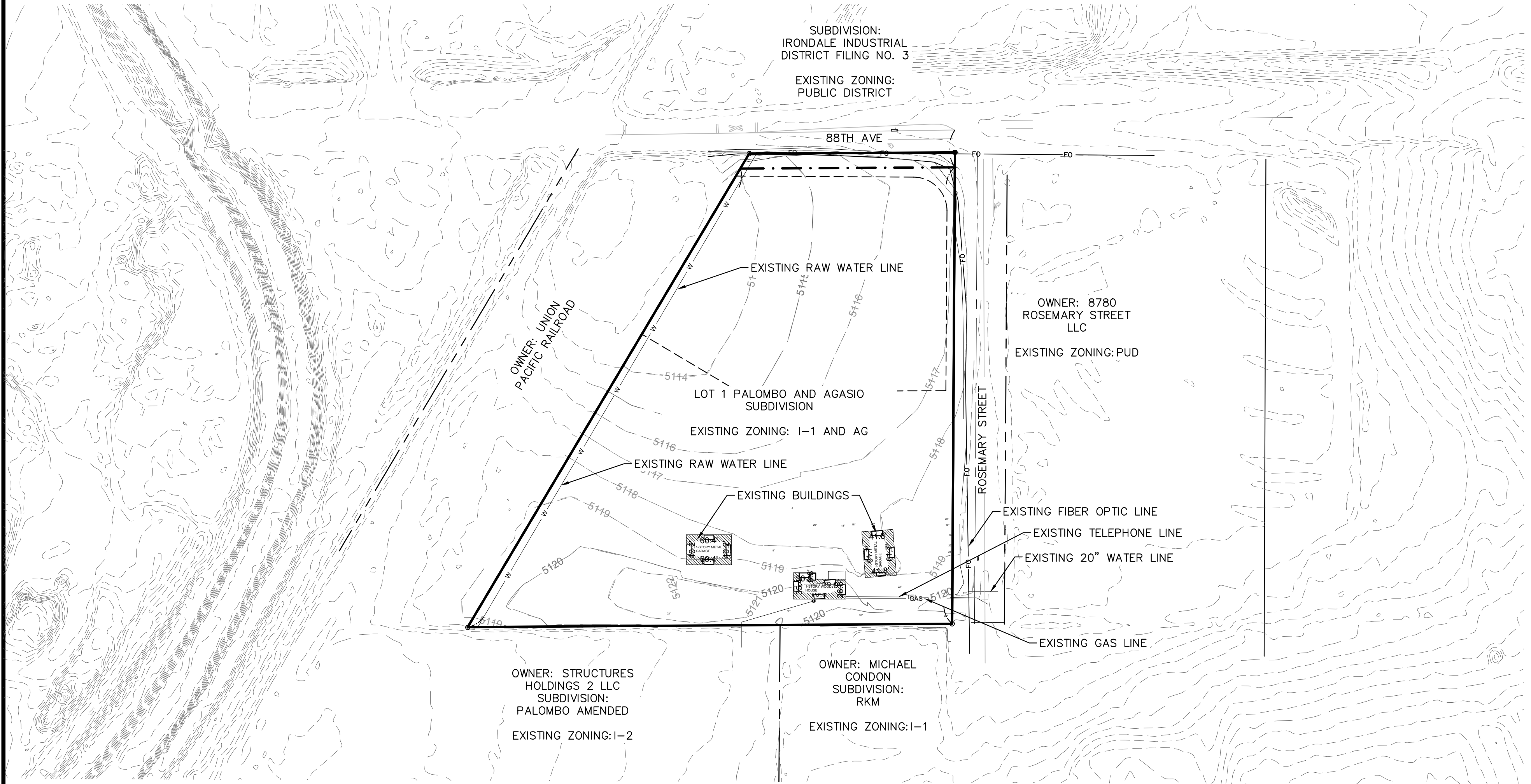
SHEET NO. 1

NO.	REVISION	BY	DATE	APPR.

# 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

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



NO.	REVISION	BY	DATE	APPR.

**Kimley-Horn**  
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.  
 4582 South Ulster Street, Suite 1500  
 Denver, Colorado 80237 (303) 228-2300

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

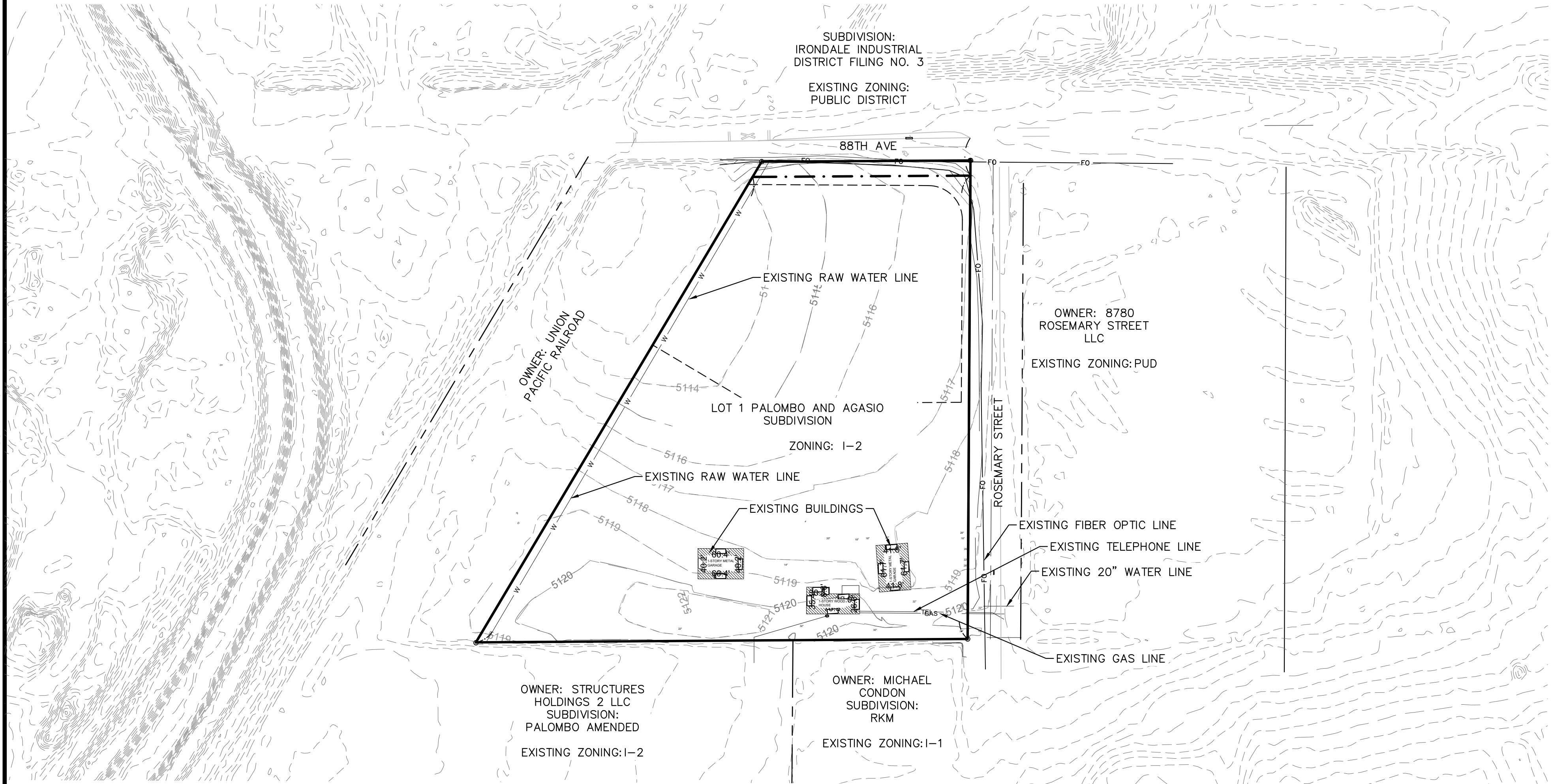
DATE: 08/31/2022  
 DESIGNED BY: SLP  
 DRAWN BY: KTS  
 CHECKED BY: SLP

FILE NO.  
 PROJECT NO.  
 096266043

SHEET NO.  
 2

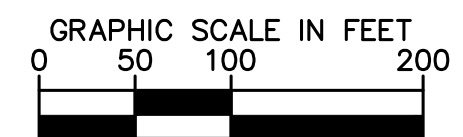
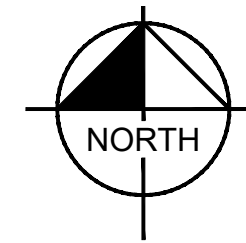
# SWC OF E. 88TH AVENUE & ROSEMARY STREET

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



**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.



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

**Kimley-Horn**  
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.  
 4582 South Ulster Street, Suite 1500  
 Denver, Colorado 80237 (303) 228-2300

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

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

FILE NO.  
 PROJECT NO.  
 096266043

SHEET NO.  
**3**

NO.	REVISION	BY	DATE	APPR.