

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 _____

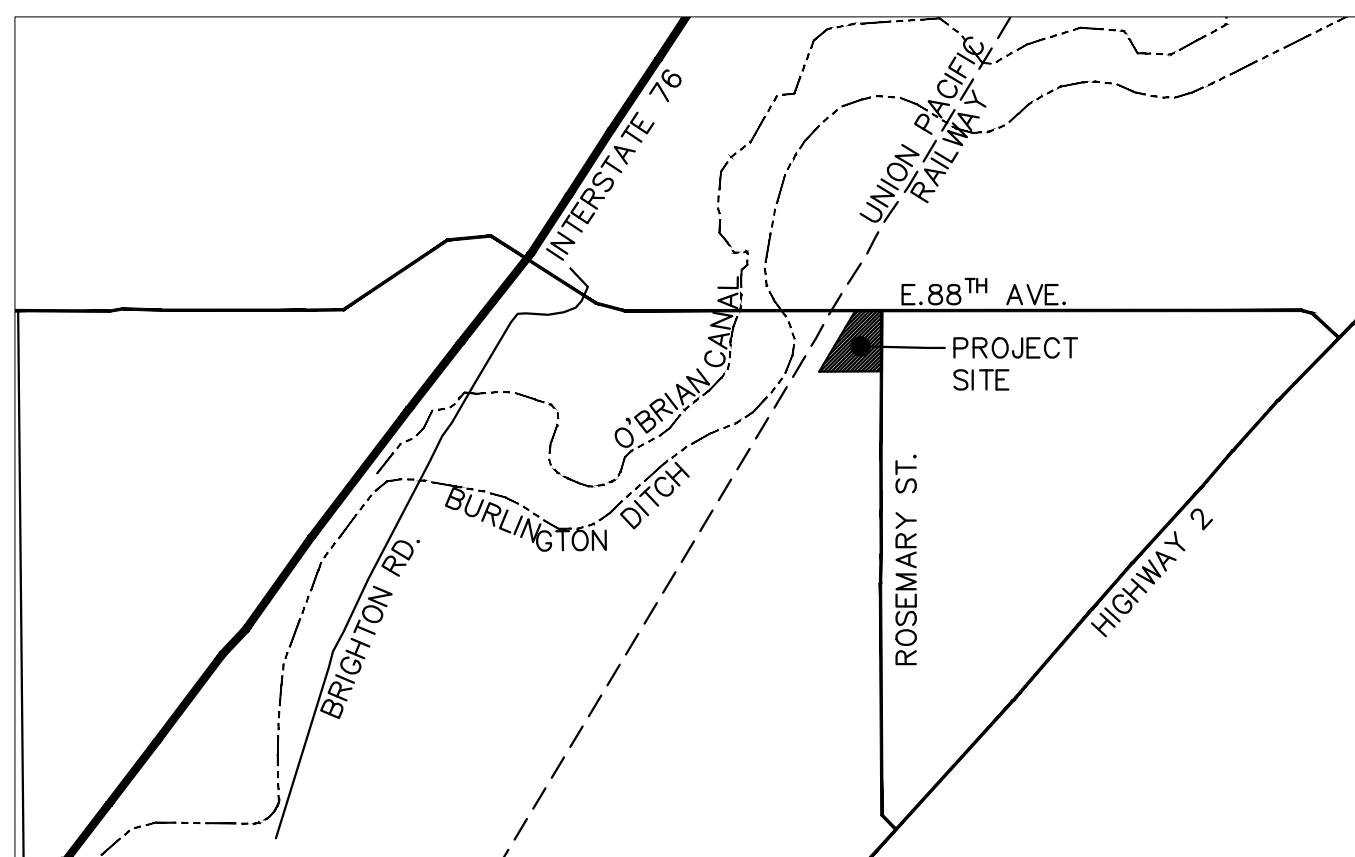
ACKNOWLEDGEMENT: _____

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: I-2
 ACRES: 6.699 ACRES
 EXISTING LAND USE: VACANT LAND/VACANT HOUSING
 FUTURE LAND USE: INDUSTRIAL

SHEET INDEX		08/31/2022	ISSUED		
SHEET NO.	1		1	2	3
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

CIVIL ENGINEER:

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

ARCHITECT

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

SURVEYOR

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

LANDSCAPE ARCHITECT:

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

GOVERNING AGENCY

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

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
 COVER SHEET

FILE NO.	DATE: 08/31/2022	DESIGNED BY: SLP
PROJECT NO. 096266043	DRAWN BY: KTS	CHECKED BY: SLP
SHEET NO.		

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:

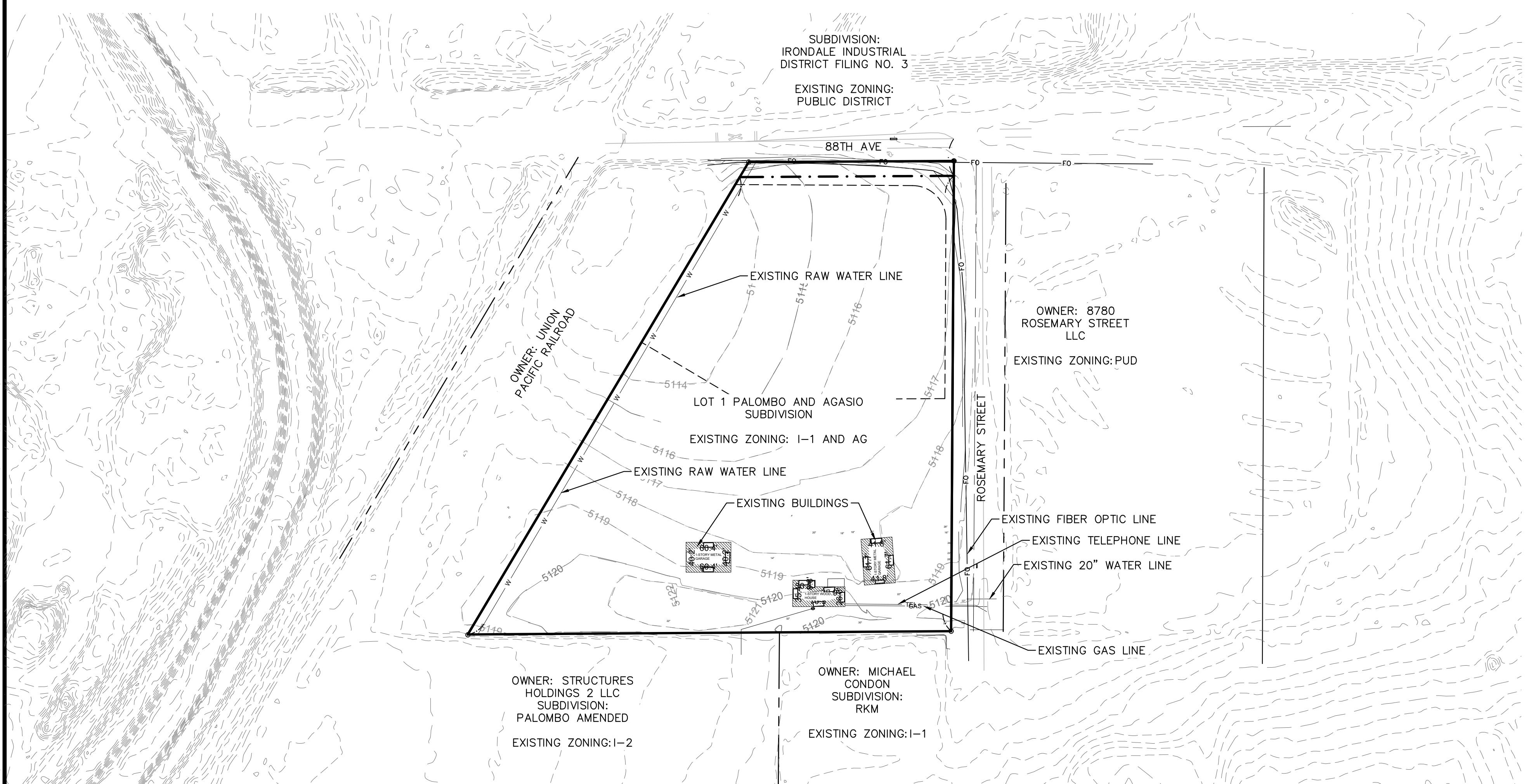
THIS PUD ZONE DOCUMENT WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT ____ M, THIS ____ DAY OF ____ 20____.

BY: _____
 COUNTY CLERK AND RECORDER

RECEPTION NUMBER: _____

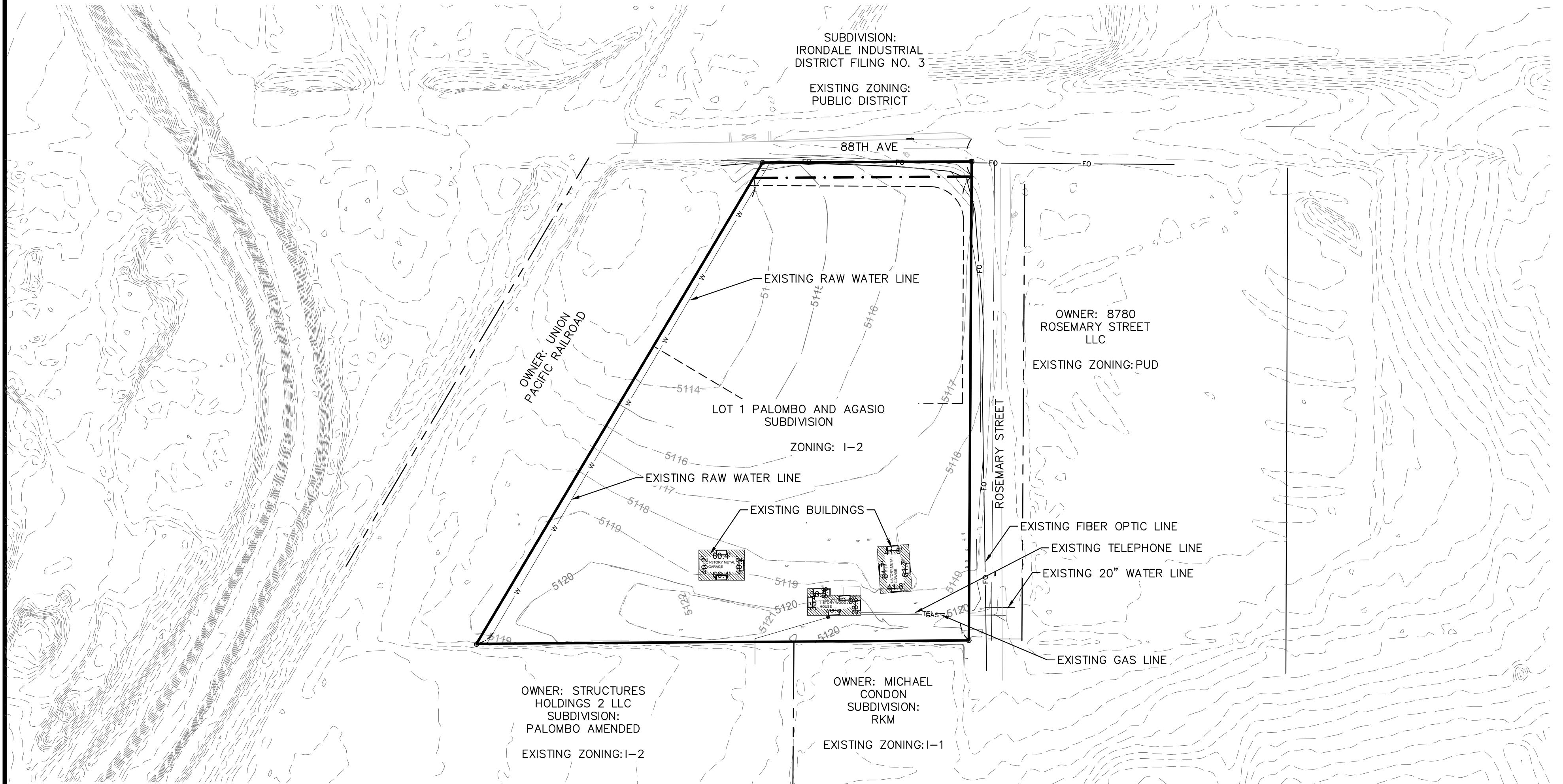
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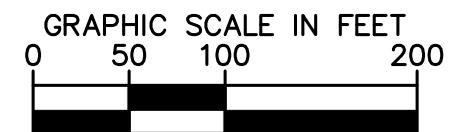
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 ZONE CHANGE



ZONE CHANGE NOTES:

1. THIS PROJECT PROPOSES A ZONE CHANGE FOR 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.



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

FILE NO.	DATE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:

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

NO.	REVISION	BY	DATE	APPR.