

LOCATED IN THE NE  $\frac{1}{4}$  OF SECTION 1, TOWNSHIP 3 SOUTH,  
RANGE 68 WEST OF THE 6TH P.M.,  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

THE PURPOSE OF THIS CONCEPT PLAN IS TO CREATE A GUIDE FOR THE DEVELOPMENT OF THIS 3.98 AC PROPERTY AND FOR THE ANNEXATION INTO COMMERCE CITY WITH THE APPLICATION OF R3 ZONING.

PROSPECT  
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ZONING DESIGNATION = R-3  
LOT SIZE (GROSS) = 173,472 SF (3.98 AC)  
MAX. DENSITY = 95 UNITS  
MIN. OPEN SPACE = 26,021 SF (0.60 AC)

THE FOLLOWING IS A SUMMARY OF DEVELOPMENT STANDARDS PER COMMERCE CITY LAND DEVELOPMENT CODE. NO MODIFICATIONS UNLESS LISTED BELOW.

MIN.	DENSITY = 6 DU/AC
MAX.	DENSITY = 24 DU/AC
MIN.	FRONT YARD SETBACK = 20 FEET
MIN.	SIDE YARD SETBACK = 20 FEET
MIN.	REAR YARD SETBACK = 20 FEET
MAX.	BUILDING HEIGHT = 50 FEET
MIN.	OPEN SPACE = 15% GROSS LOT AREA

FRONT AND SIDE ON STREET SETBACK = NO FARTHER  
FORWARD THAN THE PRIMARY BUILDING FACADE  
MIN. 5-FOOT SIDE AND REAR SETBACKS

MINIMUM PARKING SHALL BE 50% THE AMOUNTS LISTED  
IN TABLE VIII-3 AND BEING WITHIN A QUARTER MILE OF A  
TRANSPORTATION STATION PER 21-7238 (2) (iii)

MODIFICATION 1: 21-5440 (2) THERE SHALL BE NO  
MAXIMUM AMOUNT OF ACCESSORY STRUCTURES  
PERMITTED ON A SINGLE LOT

MODIFICATION 2: WHERE USED AS A WALL/FENCE TO THE ADJACENT DITCH, AN ACCESSORY STRUCTURE MAY HAVE A MIN. 0-FOOT SETBACK AND LANDSCAPE BUFFER



SCALE: 1":500'

**Kimley»»Horn**  
KIMLEY-HORN AND ASSOCIATES, INC.

**7001 COLORADO BOULEVARD**  
CITY OF COMMERCE CITY, COUNTY OF ADAMS  
CONCEPT SITE PLAN

DATE:	01/28/2022
DESIGNED BY:	PMB
DRAWN BY:	PMB
CHECKED BY:	PMB

FILE NO.  
2022.01.25  
CONCEPT SITE  
PROJECT NO.  
096216004

SHEET NO.	

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