

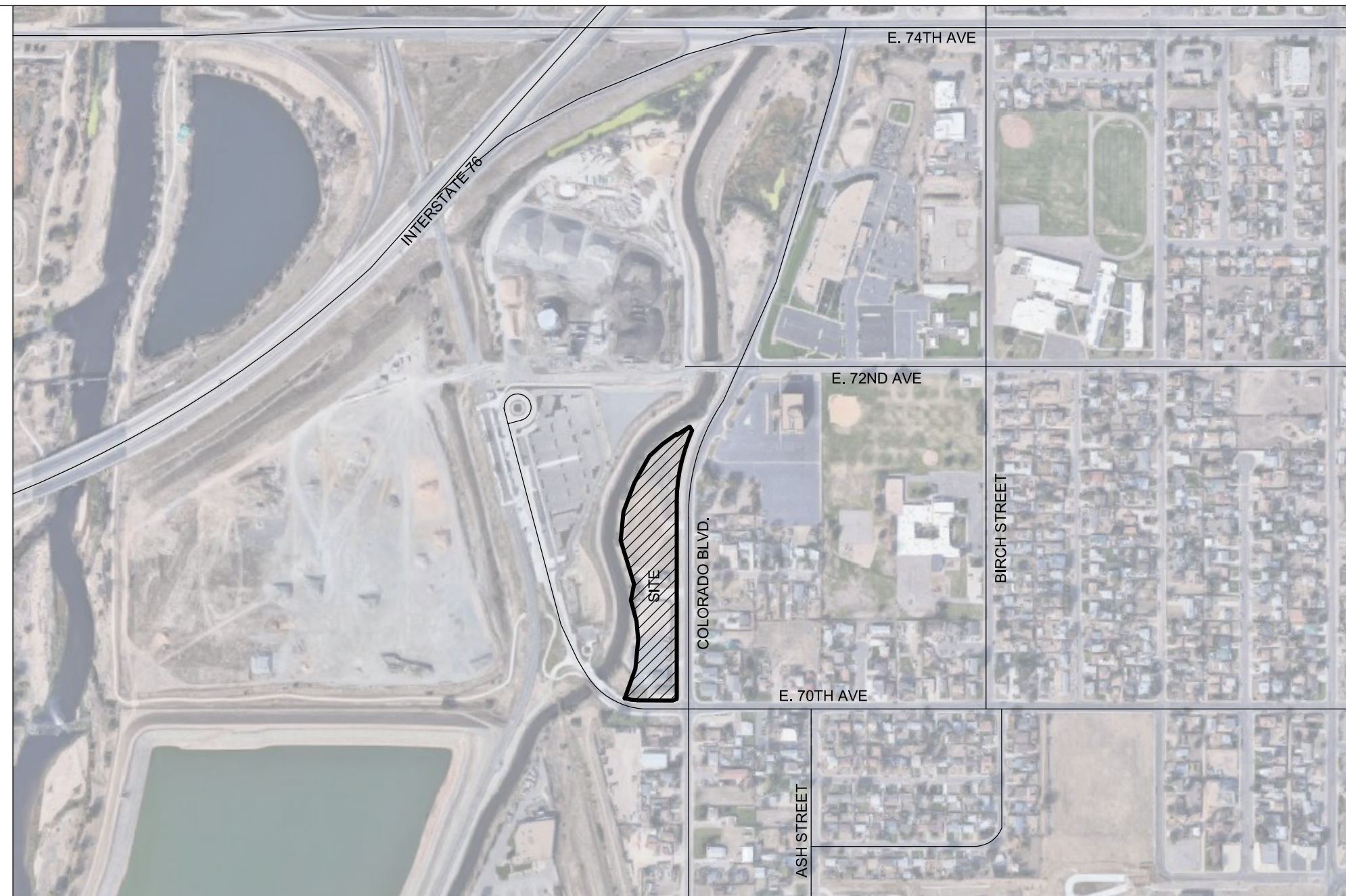
LOCATED IN THE NE  $\frac{1}{4}$  OF SECTION 1, TOWNSHIP 3 SOUTH,  
RANGE 68 WEST OF THE 6TH P.M.,  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

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.

KIMLEY-HORN  
JAMES DESMOND  
4582 S. ULSTER ST. #1500  
DENVER, CO 80237  
303.228.2300

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 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.  
PLAN  
096216004

SHEET NO.	

1

No.	
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REVISION

BY

DATE	APPR
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