

City Council of Commerce City,

I am asking you to pass a zone change of my property at 7225 E. 60th Way in order to bring its current use as a residence into conformity with its code and move it officially from Commercial (C-3) to Residential (R-2). As it stands now with it zoned as Commercial, I am unable to make any alterations to the current home in the form of expansion. In addition, the clause in Sec 21-5530 (5) addressing Restoration has prevented the sale of the house due to an insurance issue from a lender. Unless it is changed, the zoning prevents me from selling it in the future.

I believe it meets all of Commerce City's criteria to allow such a zone change:

1. The plot currently holds a newly refurbished, single-family home and does not lend itself to Commercial use without major reconstruction, so I believe there has been a technical mistake on the part of the city which should be corrected.
2. The proposed zone district is consistent with the community plan for the city. The property is surrounded on three sides by other residential property, and on the fourth side is a water drainage area with trees and a bench which creates a natural boundary between the Residential area and the adjacent Commercial one. And thus, the proposed zone district fits with surrounding land uses and natural environment.
3. The proposed rezone will not affect the provision of public uses or services which are both efficient and adequate currently.
4. There is a community need for the change in that it will bring the current use of the property in line with its neighbors and allow for future development of the home and future sales and tax revenue for the city.

Thank you for your consideration,

Jim Herbst
Ingress Property

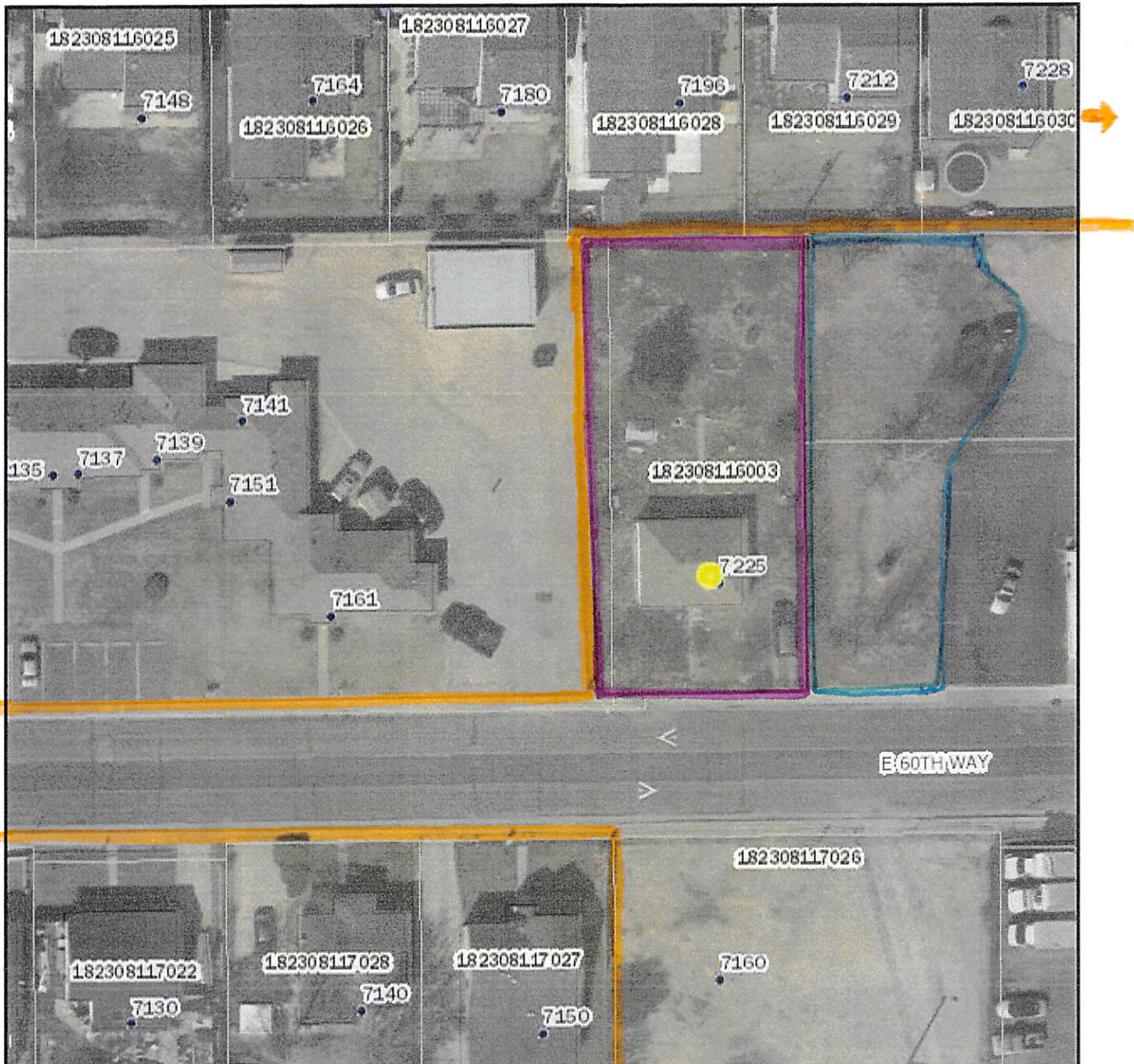
The Purple outlines my property with the house occupying it on the edge of a residential district but unfortunately zoned C-3.

The Orange outlines the surrounding and various residentially zoned plots.

The Blue outlines a small flood area with picnic bench area separating my property and the neighboring commercial businesses.

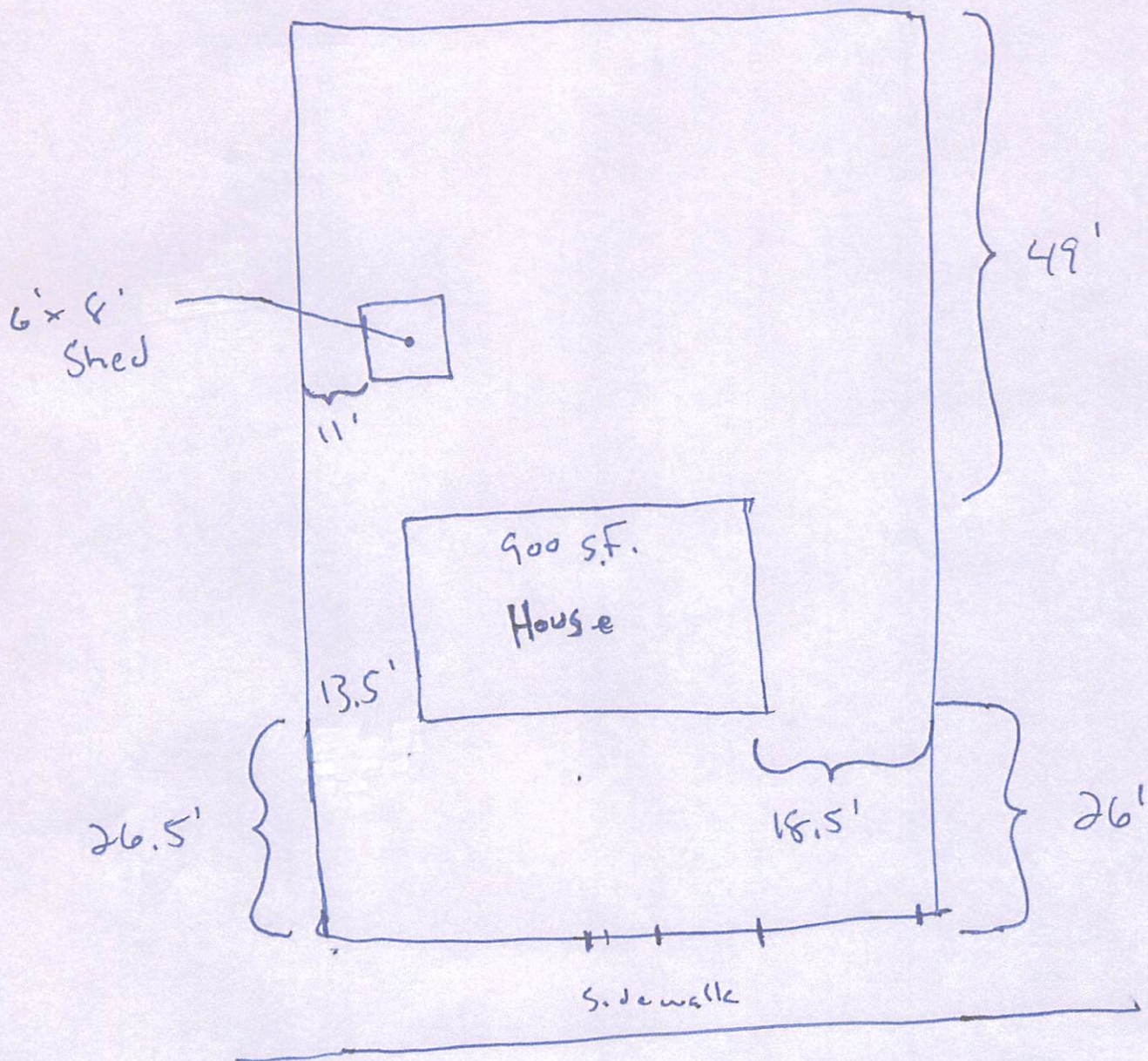


City of Commerce City GIS MAP





7225 E 60TH Way
Setbacks



← E 60TH Way →