

**Paul J. Mattorano, Jr.**  
8150 Syracuse Street  
Commerce City, CO 80022  
303-921-5680  
Prmr47@hotmail.com

C3gov Planning  
7887 East 60<sup>th</sup> Avenue  
Commerce City, CO 80022

RE: 8150 Syracuse Street, Commerce City, CO 80022

To Whom It May Concern:

As you are aware by the accompanying documents, it is our intention to build a shop on the above-referenced property. As such I've been instructed by your office to address the questions outlined below clarifying the proposal and our intentions. Please note below they are in a Question / Answer format in an effort to be concise.

In addition to providing your office with the requested information, it is the request of this property owner to delete and remove the conditions of Section 4(A) from the attached Ordinance (Z-418-87) as it relates to all possible future work requested at the above referenced property.

- Q. Consistency of the proposed Zone Change with the policies and goals of the comprehensive plan, any applicable adopted area plan, or community plan to the city.
- A. As we are not requesting a zone change, the property will continue to be used within the guidelines established by the city for Industrial and Distribution zoning.
- Q. Compatibility of the proposed Zone Change with surrounding land uses and the natural environment.
- A. Technically there isn't a Zone Change; however, the work performed on the property will not have any negative impact to the surrounding areas. There will be land improvement with the addition of additional landscaping etc.
- Q. The impact of the proposed Zone Change on providing efficient and adequate provision of public services, including, but not limited to, water, sewerage, streets, and drainage.
- A. We will be using existing utilities and adhering to all building requirements to address any potential drainage and building run-off. Our property is not located on a paved street and therefore there is no impact.
- Q. The impact of the proposed Zone Change on efficient and adequate provision of public uses including but not limited to, parks, schools, and open space.

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- A. We are not requesting a Zone Change; however, there is no direct or indirect effect on any parks, school or open space. This is for personal use and will reside on personal property. This will not drive additional traffic to the area.
- Q. The community's need for the zoning district in the proposed location and the need to provide or maintain a proper mix of uses both within the city and the immediate area of the proposed use.
- A. We are not requesting a zone change. The structure is a shop used strictly for personal.
- Q. The area for which the Zone Change is requested has changed or is changing to such a degree that it is in the public interest to allow a new use or density.
- A. We are not requesting a zone change. The structure is a shop used strictly for personal and therefore does not have any effect on the public.

Sincerely,



**Paul John Mattorano**  
303-921-5680

Attachments: Ordinance No. Z-418-87

ORDINANCE NO. Z-418-87

INTRODUCED BY BUSBY, CHRISTIANSEN, COLE, GRADY,

NAKAGAWA, RUSSELL, TATE, VIGIL

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO FOR REZONING FROM COMMERCE CITY AGRICULTURAL DISTRICT TO COMMERCE CITY I-1, OF THE PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, NUMBERED AS 8150 SYRACUSE STREET, COMMERCE CITY, COLORADO.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COMMERCE CITY, COLORADO, AS FOLLOWS:

SECTION 1. The City Council of the City of Commerce City, Colorado, finds and declares that it has caused to be published in The Denver Post, a legal newspaper of general circulation in the City of Commerce City, Notice of Public Hearing by the Planning Commission of the City of Commerce City held January 13, 1987, concerning land hereinafter described, and that said Notice was published January 3, 1987, and that said Hearing was conducted all in compliance with law.

SECTION 2. The City Council of the City of Commerce City, Colorado further finds and declares that it has caused to be published in the Commerce City Sentinel, a legal newspaper of general circulation in the City of Commerce City, Notice of Public Hearing held February 2, 1987, regarding rezoning of land hereinafter described, and that said Notice was published January 22, 1987, and that said Hearing was conducted all in compliance with law.

SECTION 3. That the property described in Exhibit "A" attached hereto and made a part hereof, now zoned Agricultural District be rezoned I-1, as defined in the Commerce City Zoning Ordinance No. 366.

SECTION 4. That the rezoning is approved from Agricultural to I-1 zone district, subject to the following conditions:

A. Specific Development Plans for the subject property shall be reviewed by the Planning Commission and approved by the City Council prior to any of the following: site improvements of any kind; change in use; development of any kind; issuance of building permits, or subdivision.

B. The requirements for Development Plan approval by the City shall be recorded against the deed of the subject property in the form of a deed restriction, or covenant with the Adams County Clerk and Recorder.

C. The applicant shall enter into a development agreement for the future installation of public improvements along all adjacent public rights-of-way.

~~D.~~ The existing residence addressed at 8150 Syracuse Street is authorized to continue in use subsequent to this zoning, except that the use shall expire when any of the following occurs:

1. The residence is no longer owner-occupied; or
2. The use of the residence is abandoned or discontinued for a period of 90 days; or
3. Any change in use occurs on the subject property; or
4. Any change in ownership of the property occurs; or
5. Any subdivision of the subject property is initiated or completed; or
6. Expiration of ten years from the effective date of this ordinance.

~~E.~~ The residence shall become a nonconforming use, and where the structure is damaged to the extent of more than 60% of its replacement value, the special permit shall expire within 90 days.

SECTION 5. That the zoning map of the City of Commerce City, Colorado be and is hereby amended to reflect the zoning amendment as provided in this ordinance.

INTRODUCED, PASSED ON FIRST READING AND PUBLIC NOTICE

ORDERED this 2nd day of February, 1987.

PASSED ON SECOND AND FINAL READING AND PUBLIC NOTICE

ORDERED this 16th day of February, 1987.

CITY OF COMMERCE CITY, COLORADO

By

Richard W. Vigil  
Mayor Pro-tem

ATTEST:

Betty J. Martin  
City Clerk

LEGAL DESCRIPTION

Z-418-87

A PARCEL OF LAND LYING IN THE SOUTH ONE-HALF (S 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER (SE COR) OF THE EAST ONE-HALF (E 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 28, ALSO KNOWN AS THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF SYRACUSE STREET AND THE SOUTHERLY RIGHT-OF-WAY OF 81ST AVENUE; THENCE  $N00^{\circ}40'36''E$  ALONG THE EAST LINE OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 28 ALSO KNOWN AS THE EAST LINE OF SYRACUSE STREET AS SHOWN ON ANNEXATION PLAT RECORDED IN FILE 16, MAP 452 ADAMS COUNTY RECORDS, A DISTANCE OF 251.46 FEET TO THE POINT OF TRUE BEGINNING;

THENCE CONTINUING  $N00^{\circ}40'36''E$  ALONG THE SAID RIGHT-OF-WAY LINE OF SYRACUSE STREET, A DISTANCE OF 70 FEET; THENCE  $S89^{\circ}19'34''E$ , A DISTANCE OF 331.53 FEET MORE OR LESS; THENCE  $S00^{\circ}37'26''W$  ALONG THE WEST LINE OF THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 28, A DISTANCE OF 70 FEET; THENCE  $N89^{\circ}19'34''W$  A DISTANCE OF 331.59 FEET MORE OR LESS TO THE POINT OF BEGINNING; CONTAINING 0.53 ACRES MORE OR LESS;

ALSO A PARCEL OF LAND STARTING AT SAID INTERSECTION OF SYRACUSE STREET AND 81ST AVENUE; THENCE  $N00^{\circ}40'36''E$  ALONG SAID EASTERLY RIGHT-OF-WAY OF SYRACUSE STREET A DISTANCE OF 321.46 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING  $N00^{\circ}40'36''E$ , A DISTANCE OF 129.6 FEET MORE OR LESS; THENCE  $S89^{\circ}19'34''E$  A DISTANCE OF 20.0 FEET, THENCE  $S00^{\circ}40'36''W$ , A DISTANCE OF 70.00 FEET; THENCE  $S89^{\circ}19'34''E$ , A DISTANCE OF 122.0 FEET; THENCE  $N00^{\circ}40'36''E$ , A DISTANCE OF 70.0 FEET; THENCE  $S89^{\circ}19'34''E$ , A DISTANCE OF 189.42 FEET, THENCE  $S00^{\circ}37'26''W$  ALONG SAID WEST LINE AS SHOWN ON ANNEXATION PLAT RECORDED IN FILE 16, MAP 452, ADAMS COUNTY RECORDS, A DISTANCE OF 129.6 FEET MORE OR LESS; THENCE  $N89^{\circ}19'34''W$ , A DISTANCE OF 331.53 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING; CONTAINING 0.79 ACRES MORE OR LESS.

ORDINANCE NO. Z-418-87-95

INTRODUCED BY: ALLEN, BENALLO, BUSBY, COLE, CROOKHAM,  
MITCHELL, SZYMANSKI, TATE, WILSON

AN ORDINANCE AMENDING ORDINANCE Z-418-87 RELATIVE TO REMOVAL OF CERTAIN CONDITIONS FROM PROPERTY REZONED FROM COMMERCE CITY AGRICULTURAL TO COMMERCE CITY I-1 DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF NUMBERED AS 8150 SYRACUSE STREET, COMMERCE CITY, COLORADO.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COMMERCE CITY, COLORADO AS FOLLOWS:

SECTION 1. The City Council of the City of Commerce City, Colorado finds and declares that it has caused to be published in the *Commerce City Express*, a legal newspaper of general circulation in the City of Commerce City, notice of public hearing by the Planning Commission of the City of Commerce City held March 14, 1995 concerning land hereinafter described and that said notice was published February 7, 1995 and that said hearing was conducted all in compliance with law.

SECTION 2. The City Council of the City of Commerce City further finds and declares that it has caused to be published in the *Commerce City Express*, a legal newspaper of general circulation in the City of Commerce City, notice of public hearing held April 3, 1995 regarding removal of conditions for rezoning of land hereinafter described and that said notice was published March 21, 1995 and that said hearing was conducted all in compliance with law.

SECTION 3. Ordinance Z-418-87 of the City of Commerce City regarding rezoning from Commerce City Agricultural to Commerce City I-1 of the property described in Exhibit "A" attached hereto and made a part hereof numbered as 8150 Syracuse Street, Commerce City, Colorado is hereby amended by deletion and removal of conditions D and E from the said ordinance.

INTRODUCED, PASSED ON FIRST READING AND PUBLIC NOTICE ORDERED THIS 3RD DAY OF APRIL, 1995.

PASSED ON SECOND AND FINAL READING AND PUBLIC NOTICE ORDERED  
THIS 1st DAY OF MAY, 1995.

CITY OF COMMERCE CITY, COLORADO

BY: David R.D. Busby  
David R.D. Busby, Mayor

ATTEST:

Betty J. Martin  
Betty J. Martin, City Clerk

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