

# **RESOLUTION APPROVING THE SECOND CREEK VILLAGE, AMENDMENT NO. 5 SUBDIVISION**

**NO. 2020-50**

WHEREAS, the City of Commerce City has received an application for approval of a subdivision plat for the property known as Second Creek Village, Amendment No. 5, depicted on Exhibit A (the “Subdivision”) attached hereto and incorporated herein, and generally located at the northeast corner of Chambers Road and 104th Avenue;

WHEREAS, the Director of Community Development, acting within his discretion authorized by the Commerce Land Development Code, Section 21-3241(4)(c), has required public hearings before the Planning Commission and City Council for approval of the Subdivision; and

WHEREAS, after a duly-noticed public hearing held in compliance with legal requirements, the Planning Commission on July 21, 2020, in case #S-752-20, recommended that the Subdivision be approved.

NOW, THEREFORE, BE IT RESOLVED 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, consistent with the Commerce City Land Development Code Section 21-3241(3), after a duly-noticed public hearing held in compliance with legal requirements, as follows:

1. The subdivision is consistent with any approved rezoning, concept plan or PUD Zone Document;
2. The subdivision is consistent with and implements the intent of the specific zoning district in which it is located;
3. There is no evidence to suggest that the subdivision violates any state, federal, or local laws, regulations, or requirements;
4. The general layout of lots, roads, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, and otherwise accomplishes the purposes and intent of the land development code;
5. The subdivision complies with all applicable city standards and does not unnecessarily create lots or patterns of lots that make compliance with such standards difficult or infeasible;
6. The subdivision will not result in a substantial or undue adverse effect on adjacent properties, traffic conditions, parking, public improvements, either as they presently exist or as they may in the future exist as a result of the implementation of provisions and policies of the comprehensive plan, the land development code, or any other plan, program or ordinance adopted by the city;
7. Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development;

8. No new development agreement between the city and the applicant is needed addressing the construction of required public improvements; and
9. The proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.

SECTION 2. The Second Creek Subdivision, Amendment No. 5, attached at Exhibit A, is hereby approved.

RESOLVED AND PASSED THIS 3RD DAY OF AUGUST 2020.

CITY OF COMMERCE CITY, COLORADO

---

Benjamin A. Huseman, Mayor

ATTEST

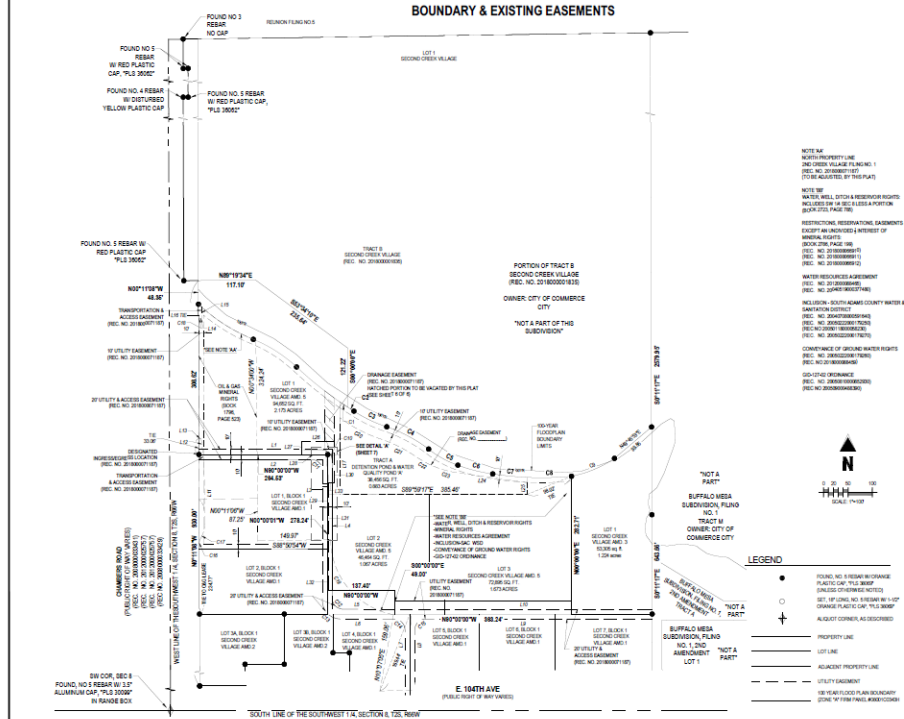
---

Dylan A. Gibson, City Clerk



A REPLAT OF TRACT "A", SECOND CREEK VILLAGE, AMENDMENT NO. 4 AND  
A PORTION OF TRACT "B", SECOND CREEK VILLAGE  
IN THE SOUTHWEST QUARTER OF SECTION 8, T2S, R66W OF THE 6TH P.M.  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

### BOUNDARY & EXISTING EASEMENTS

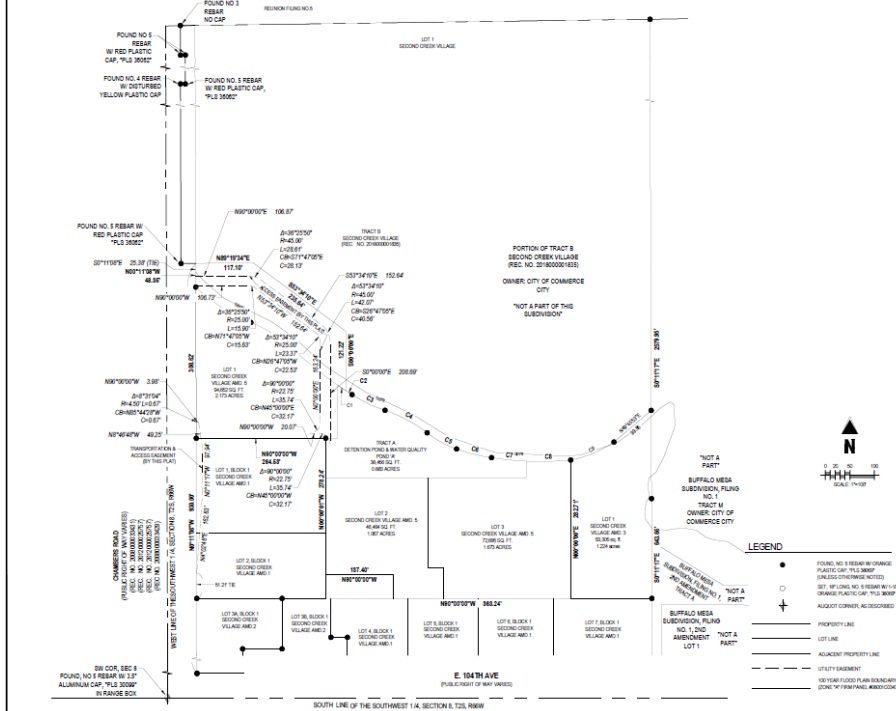


SECOND CREEK VILLAGE, AMENDMENT NO. 5  
CITY OF COMMERCE CITY, COUNTY OF ADAMS  
STATE OF COLORADO

3  
SHEET 3 OF 7

**BOUNDARY & PROPOSED ACCESS EASEMENTS**

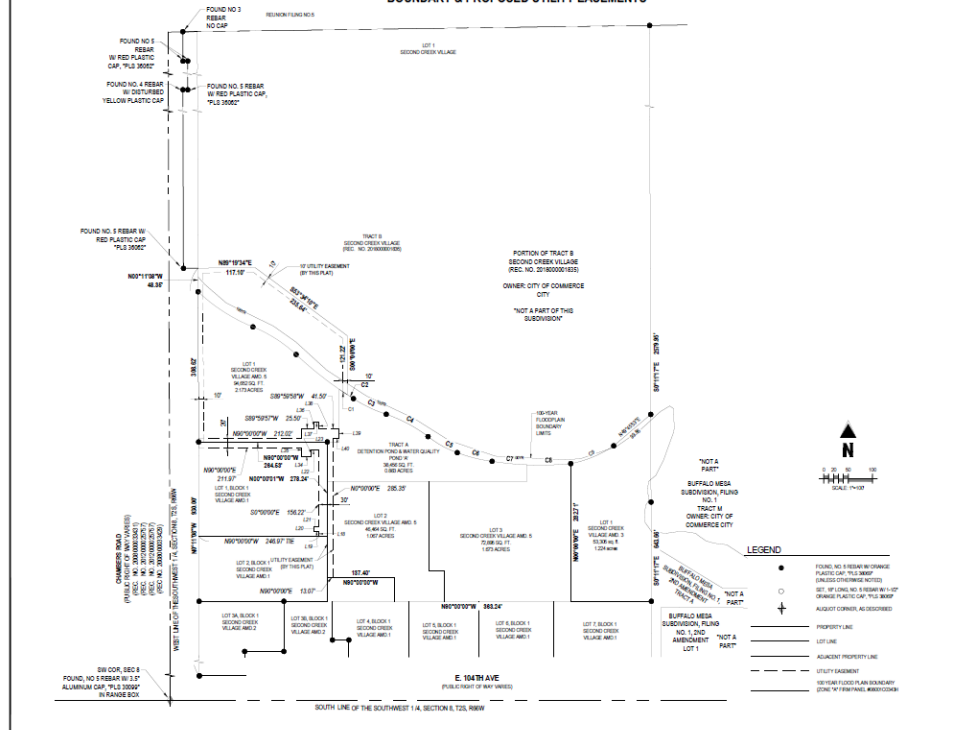
### BOUNDARY & PROPOSED ACCESS EASEMENTS



SECOND CREEK VILLAGE, AMENDMENT NO. 5  
CITY OF COMMERCE CITY, COUNTY OF ADAMS  
STATE OF COLORADO

4  
SHEET 4 OF 7

A REPLAT OF TRACT "A", SECOND CREEK VILLAGE, AMENDMENT NO. 4 AND  
A PORTION OF TRACT "B", SECOND CREEK VILLAGE  
IN THE SOUTHWEST QUARTER OF SECTION 8, T2S, R66W OF THE 6TH P.M.  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO  
**BOUNDARY & PROPOSED UTILITY EASEMENTS**



**Galloway**

SECOND CREEK VILLAGE, AMENDMENT NO. 5  
CITY OF COMMERCE CITY, COUNTY OF ADAMS  
STATE OF COLORADO

#	Date	Name / Group No.	Roll
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			

Page No. \_\_\_\_\_ Date \_\_\_\_\_

Teacher No. \_\_\_\_\_

Teacher No. \_\_\_\_\_

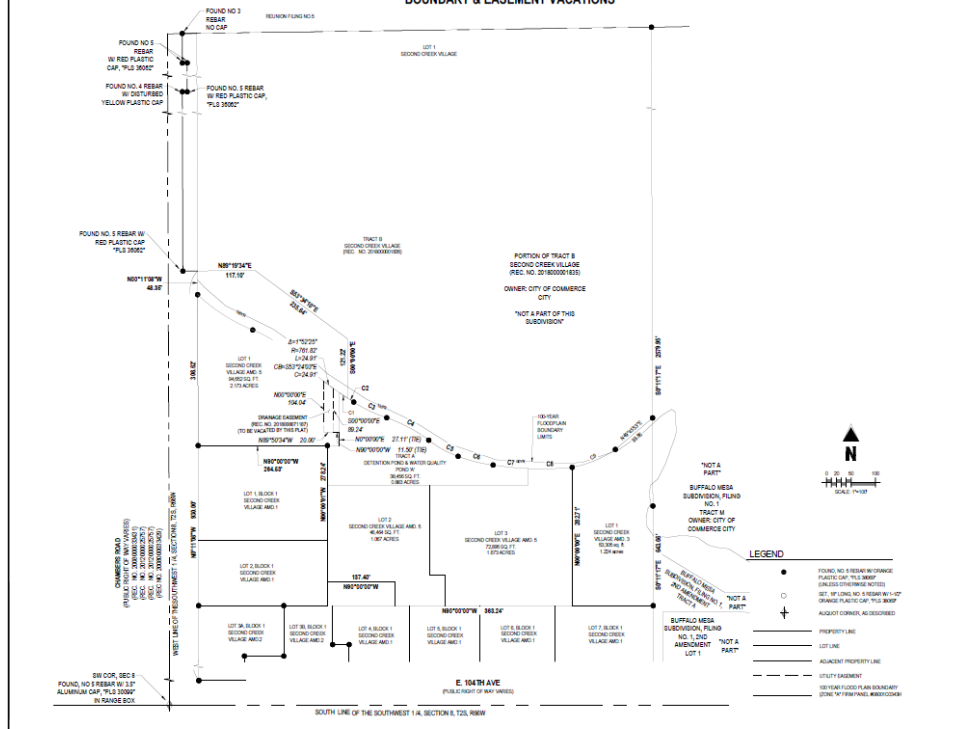
Date \_\_\_\_\_

5

SHEET 5 OF 7

5  
SHEET 5 OF 7

**BOUNDARY & EASEMENT VACATIONS**



**Galloway**

SECOND CREEK VILLAGE, AMENDMENT NO. 5  
CITY OF COMMERCE CITY, COUNTY OF ADAMS  
STATE OF COLORADO

[illegible]6  
SHEET 6 OF 7

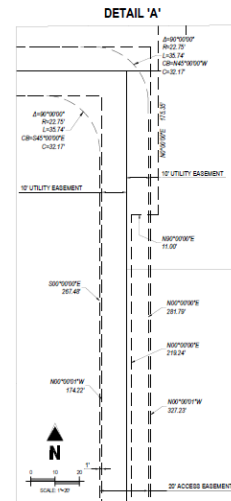
A REPLAT OF TRACT "A", SECOND CREEK VILLAGE, AMENDMENT NO. 4 AND  
A PORTION OF TRACT "B", SECOND CREEK VILLAGE  
IN THE SOUTHWEST QUARTER OF SECTION 8, T2S, R66W OF THE 6TH P.M.  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

LINE TABLE		
LINE	LENGTH	BEARING
L1	230.01	N68°52'00"E
L2	230.75	N68°52'00"E
L3	207.48	S27°00'00"E
L4	267.85	N67°00'00"E
L5	654.02	N68°52'00"E
L6	138.91	N68°52'00"E
L7	233.28	S27°00'00"E
L8	233.01	S27°00'00"E
L9	485.01	N68°52'00"E
L10	540.00	N68°52'00"E
L11	120.00	N17°00'00"E
L12	646.00	N67°00'00"E
L13	3.96	N68°52'00"E
L14	1.72	N68°52'00"E
L15	20.36	N67°00'00"E
L16	26.75	N17°00'00"E
L17	157.48	S27°00'00"E
L18	10.00	S27°00'00"E
L19	11.00	N68°52'00"E
L20	10.00	S27°00'00"E

LINE TABLE		
LINE	LENGTH	BEARING
0.21	11.00	N00°00'00"E
0.22	25.00	N00°00'00"E
0.23	12.33	N0°00'00"E
0.24	22.80	N0°47'00"E
0.25	20.00	N0°00'00"E
0.26	49.50	S00°00'00"E
0.27	20.17	S0°00'00"E
0.28	52.50	N00°00'00"E
0.29	276.24	S0°00'00"E
0.30	10.00	N0°00'00"E
0.31	219.24	N0°00'00"E
0.32	2.00	N88°00'00"E
0.33	11.00	N00°00'00"E
0.34	20.00	N00°00'00"E
0.35	17.50	S0°00'00"E
0.36	12.00	S0°00'00"E
0.37	10.00	N00°00'00"E
0.38	12.00	N0°00'00"E
0.39	20.00	N0°00'00"E
0.40	11.00	N0°00'00"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHORD	
C1	761.82	1.937	1.7287	1.807298	1.847
C2	761.82	3.873	1.7687	1.877249	1.923
C3	777.52	7.444	1.8487	1.957249	1.961
C4	219.86	37.77	1.9287	1.927111	1.9738
C5	177.02	88.96	2.07387	1.97387	1.9855
C6	368.75	17.96	1.97387	1.97387	1.97387
C7	562.92	7.44	1.97387	1.97387	1.97387
C8	562.92	30.75	1.97387	1.97387	1.97387
C9	562.92	61.50	1.97387	1.97387	1.97387
C10	32.76	36.74	1.97387	1.97387	1.97387
C11	32.76	36.74	1.97387	1.97387	1.97387
C12	32.76	36.74	1.97387	1.97387	1.97387
C13	32.76	36.74	1.97387	1.97387	1.97387
C14	32.76	36.74	1.97387	1.97387	1.97387
C15	32.76	36.74	1.97387	1.97387	1.97387
C16	32.76	36.74	1.97387	1.97387	1.97387
C17	68.93	15.46	2.07387	1.97387	1.9855
C18	68.93	30.92	2.07387	1.97387	1.9855
C19	32.76	36.74	1.97387	1.97387	1.97387
C20	32.76	36.74	1.97387	1.97387	1.97387
C21	32.76	36.74	1.97387	1.97387	1.97387
C22	32.76	36.74	1.97387	1.97387	1.97387
C23	32.76	36.74	1.97387	1.97387	1.97387
C24	32.76	36.74	1.97387	1.97387	1.97387
C25	32.76	36.74	1.97387	1.97387	1.97387
C26	32.76	36.74	1.97387	1.97387	1.97387
C27	32.76	36.74	1.97387	1.97387	1.97387
C28	32.76	36.74	1.97387	1.97387	1.97387
C29	32.76	36.74	1.97387	1.97387	1.97387
C30	32.76	36.74	1.97387	1.97387	1.97387
C31	32.76	36.74	1.97387	1.97387	1.97387
C32	32.76	36.74	1.97387	1.97387	1.97387
C33	32.76	36.74	1.97387	1.97387	1.97387
C34	32.76	36.74	1.97387	1.97387	1.97387
C35	32.76	36.74	1.97387	1.97387	1.97387
C36	32.76	36.74	1.97387	1.97387	1.97387
C37	32.76	36.74	1.97387	1.97387	1.97387
C38	32.76	36.74	1.97387	1.97387	1.97387
C39	32.76	36.74	1.97387	1.97387	1.97387
C40	32.76	36.74	1.97387	1.97387	1.97387
C41	32.76	36.74	1.97387	1.97387	1.97387
C42	32.76	36.74	1.97387	1.97387	1.97387
C43	32.76	36.74	1.97387	1.97387	1.97387
C44	32.76	36.74	1.97387	1.97387	1.97387
C45	32.76	36.74	1.97387	1.97387	1.97387
C46	32.76	36.74	1.97387	1.97387	1.97387
C47	32.76	36.74	1.97387	1.97387	1.97387
C48	32.76	36.74	1.97387	1.97387	1.97387
C49	32.76	36.74	1.97387	1.97387	1.97387
C50	32.76	36.74	1.97387	1.97387	1.97387
C51	32.76	36.74	1.97387	1.97387	1.97387
C52	32.76	36.74	1.97387	1.97387	1.97387
C53	32.76	36.74	1.97387	1.97387	1.97387

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C21	286.75	75.14	10°30'48"	N60°10'58"W	77.91
C22	224.14	35.51	10°10'48"	N62°50'28"W	38.57
C23	195.00	62.74	10°10'58"	N70°12'08"W	62.47



SECOND CREEK VILLAGE, AMENDMENT NO. 5  
CITY OF COMMERCE CITY, COUNTY OF ADAMS  
STATE OF COLORADO