



Commerce City

7887 E. 60th Ave.
Commerce City, CO 80022
c3gov.com

Council Communication

File Number: NIGID-178-21

Agenda Date: 5/17/2021

Version: 1

Status: ATS Review

In Control: City Council

File Type: NIGID Resolution

AN ORDINANCE INCLUDING CERTAIN LANDS DESCRIBED GENERALLY AS THE NORTHEAST CORNER OF EAST 104TH AVENUE AND JOLIET STREET, INTO THE CITY OF COMMERCE CITY NORTHERN INFRASTRUCTURE GENERAL IMPROVEMENT DISTRICT AT THE REQUEST OF 104 COMMERCE PARK 1, LLC

Summary and Background Information:

Property Information:

- The 90.19 property is already annexed into the City and zoned I-2 Medium-Intensity Industrial.
- The property has been bisected by the Burlington Ditch, under the jurisdiction of FRICO.
- This applicant is proposing to relocate the Burlington Ditch and develop this site with five industrial warehouses.

Inclusion information:

- The GID inclusion petition resulted from coordination with FRICO to relocate the Burlington Ditch, development of the vacant site, and acquiring water and sanitary sewer resources from South Adams County Water and Sanitation District (SACWSD).
- The applicant is included into SACWSD.

The applicant has met all requirements for inclusion.

Staff Responsible (Department Head): Jason Rogers, Community Development Director

Staff Member Presenting: Jennifer Jones, Principal Planner

Financial Impact: N/A

Funding Source: N/A

Staff Recommendation: Recommends the NIGID Board approve the Ordinance allowing for the inclusion of the 104 Commerce Park 1, LLC property at the northeast corner of E. 104th Avenue and Joliet Street into the Commerce City Northern Range Infrastructure General Improvement District. The applicant has met all of the requirements for inclusion including paying all fees and assessments in full at the time of application for inclusion.

Suggested Motion: I move to approve the inclusion NIGID-178-21.