



Legislation Details (With Text)

File #: Ord NIGID 158 **Version:** 1 **Name:** Shea Homes is requesting inclusion for property with PIN 172300000279
Type: NIGID Ordinance **Status:** Second Reading
File created: 5/15/2017 **In control:** Northern Infrastructure General Improvement District
On agenda: 8/7/2017 **Final action:** 8/7/2017
Title: AN ORDINANCE INCLUDING CERTAIN LANDS INTO THE CITY OF COMMERCE CITY NORTHERN INFRASTRUCTURE GENERAL IMPROVEMENT DISTRICT

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ordinance Final, 2. Exhibit A (Legal Description), 3. Exhibit B (Vicinity Map), 4. Vicinity Map, 5. Petition, 6. Certificate of Corporate Secretary, 7. Deed, 8. Legal Notice, 9. Presentation

Date	Ver.	Action By	Action	Result
8/7/2017	1	Northern Infrastructure General Improvement District	approved on second & final reading	
7/17/2017	1	Northern Infrastructure General Improvement District	introduced and approved on first reading	Pass

AN ORDINANCE INCLUDING CERTAIN LANDS INTO THE CITY OF COMMERCE CITY NORTHERN INFRASTRUCTURE GENERAL IMPROVEMENT DISTRICT

Summary and Background Information :

Property Information

- The property is being annexed into Commerce City concurrently with the inclusion request. Shea Homes is proposing a Reunion PUD annexation zoning as the site will be developed in the future with residential and open space uses.
- The applicant does not currently have a concept plan nor have any residential builders been identified at this time.

Inclusion information

- The GID inclusion petition resulted from an IGA with Adams County and South Adams County Water and Sanitation District (SACWSD) that allowed this property to develop in the county before annexing into Commerce City and joining the NIGID.
- The applicant will include into SACWSD.
- The surrounding Shea properties are all included within the NIGID.

The applicant has met all requirements for inclusion.

Staff Responsible (Department Head): Chris Cramer, Director of Community Development

Staff Member Presenting : Steve Timms, Planning Manager

Financial Impact : N/A

Funding Source : N/A

Staff Recommendation :

Staff recommends the NIGID Board approve the Ordinance allowing for the inclusion of Shea Homes for property with PIN # 172300000279 into the Commerce City Northern Range Infrastructure General Improvement District. The applicant has met all of the requirements for inclusion including paying the capacity and joinder fees, and completing a payment agreement for the back taxes.

Suggested Motion :

I move to approve Ordinance NIGID 158