



## Legislation Details (With Text)

**File #:** Ord NIGID 176 **Version:** 1 **Name:**  
**Type:** NIGID Ordinance **Status:** Passed  
**File created:** 4/17/2020 **In control:** Northern Infrastructure General Improvement District  
**On agenda:** 6/15/2020 **Final action:** 6/15/2020  
**Title:** AN ORDINANCE INCLUDING CERTAIN LANDS DESCRIBED GENERALLY AS 10818 AND 11002 E. 108TH AVENUE INTO THE CITY OF COMMERCE CITY NORTHERN INFRASTRUCTURE GENERAL IMPROVEMENT DISTRICT AT THE REQUEST OF HIP RINGSBY I-76, LLC

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. Ordinance, 2. Legal Description, 3. GID Inclusion Petition and Title, 4. Vicinity Map, 5. Consent of Manager of HIP-Denver LLC, 6. Affidavit of Publication

Date	Ver.	Action By	Action	Result
6/15/2020	1	Northern Infrastructure General Improvement District	approved on second & final reading	
5/18/2020	1	Northern Infrastructure General Improvement District	introduced and approved on first reading	Pass

AN ORDINANCE INCLUDING CERTAIN LANDS DESCRIBED GENERALLY AS 10818 AND 11002 E. 108TH AVENUE INTO THE CITY OF COMMERCE CITY NORTHERN INFRASTRUCTURE GENERAL IMPROVEMENT DISTRICT AT THE REQUEST OF HIP RINGSBY I-76, LLC

### Summary and Background Information:

#### Property Information

- The property was annexed into Commerce City in 2008 as a part of the Northern Range Enclave Annexation and remained vacant for a number of years.
- The property consists of approximately 20.5 acres of land zoned industrial.
- This applicant is proposing to develop this site for 3 buildings, including office, flex, warehouse, and light industrial activities totaling approximately 267,000 square feet.

#### Inclusion information

- The GID inclusion petition resulted from annexing into Commerce City and acquiring sanitary sewer resources from South Adams County Water and Sanitation District (SACWSD).
- The applicant has included into SACWSD.

The applicant has met all requirements for inclusion.

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

**Staff Member Presenting:** Steve Timms, Planning Manager

**Financial Impact:** \$ No expenditure is required.

**Funding Source:** N/A

**Staff Recommendation:**

Recommends the NIGID Board approve the Ordinance allowing for the inclusion of HIP Ringsby I-76, LLC's property at 10818 and 11002 E. 108<sup>th</sup> Avenue 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.

**Alternate:**

One option would be for the Board to approve the inclusion; another option would be for the Board to deny the request.