



Legislation Details (With Text)

File #:	Ord NIGID 178-21	Version:	1	Name:	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
Type:	NIGID Ordinance	Status:	Passed		
File created:	4/21/2021	In control:	Northern Infrastructure General Improvement District		
On agenda:	6/7/2021	Final action:	6/7/2021		
Title:	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				

Sponsors:

Indexes:

Code sections:

Attachments: 1. Council Communication, 2. Ordinance - Final, 3. Ordinance, 4. Inclusion Petition, 5. Certificate of Authority, 6. Legal Description, 7. Legal Affidavit, 8. Presentation

Date	Ver.	Action By	Action	Result
6/7/2021	1	Northern Infrastructure General Improvement District	approved on second & final reading	Pass
5/17/2021	1	Northern Infrastructure General Improvement District	introduced and approved on first reading	Pass

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.