



## Legislation Text

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**File #:** AN-248-17, **Version:** 1

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AN ORDINANCE APPROVING AND ACCOMPLISHING THE ANNEXATION OF CONTIGUOUS UNINCORPORATED TERRITORY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF, GENERALLY LOCATED EAST OF MONACO STREET AND NORTH OF EAST 88TH AVENUE (PIN: 172120011005), COMMERCE CITY, COLORADO.

**Summary and Background Information:** Colozona, Inc. is requesting the approval of two different parcels for annexation into Commerce City. This parcel is approximately 1 acre in size while the companion parcel, being annexed through case AN-247-17 is approximately 1.8 acres in size. Both parcels are currently vacant. The subject property is generally located north of E. 88<sup>th</sup> Avenue, east of Monaco Street and west of I-76 and its associated frontage road. The property is currently zoned Adams County Commercial. Neither Monaco Street nor the I-76 frontage road are being annexed at this time and will remain under the jurisdiction of the county.

The applicant requests that the property be rezoned to Commerce City C-3 (Regional Commercial). At this time, the applicant is proposing a 4-story hotel on the site in addition to a multi-tenant commercial building and is proposing to consolidate the existing parcels into one new parcel. This application is being processed concurrently with the annexation zoning case (Z-942-17), the administrative consolidation subdivision case (S-684-17), and the administrative development plan case (D-349-17).

**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:** The Development Review Team is recommending approval of this annexation.

**Suggested Motion:** I move to introduce Ordinance AN-248-17 on first reading by council as seated.