

**A RESOLUTION APPROVING THE FINAL PLAT FOR MURRAY FAMILY FARMS
FILING NO. 2, GENERALLY LOCATED AT THE SOUTHEAST CORNER OF EAST
112TH AVENUE AND HAVANA STREET, EXTENDING SOUTHWARD TO EAST 108TH
STREET AND EASTWARD TO THE APPROXIMATE LOCATION OF JAMAICA
DRIVE, CONSISTING OF APPROXIMATELY 72 ACRES
NO. 2025-135**

WHEREAS, the City of Commerce City has received an application for a final plat for the property known as Murray Family Farm Farms Filing No. 2 (the “Subdivision”), generally located at the southeast corner of East 112th Avenue and Havana Street, extending southward to East 108th Avenue and eastward to the approximate location of Jamaica Drive, and as depicted on Exhibit A, attached hereto and incorporated herein by reference;

WHEREAS, the City Council, consistent with its authority as stated in the City of Commerce City Land Development Code, Section 21-3241(4)(d), has requested that this Subdivision be reviewed through the public hearing process; and

WHEREAS, in accordance with Section 21-3180 of the City’s Land Development Code, all required notices of public hearings before the Planning Commission of the City of Commerce and the City Council regarding the requested subdivision plat was given, including by publication on October 23, 2025 in the Sentinel Express, a legal newspaper of general circulation in the City of Commerce City; mailing on October 22, 2025, through the United States Postal Service in the manner required by the Land Development Code; and posting placards on the property that is the subject of the application on October 28, 2025, in the manner and for the duration required by the Land Development Code.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COMMERCE CITY, COLORADO, AS FOLLOWS:

SECTION 1. Findings. The recitals to this resolution are incorporated as findings of the City Council. This resolution is found to be necessary for the preservation of the public health, safety, and welfare and in the public interest.

SECTION 2. The City Council of the City of Commerce City, Colorado, finds, consistent with Section 21-3241(3) of the Commerce City Land Development Code, after a duly noticed public hearing held in compliance with legal requirements, as follows:

- a) The Subdivision is consistent with the approved rezoning, concept plan, or PUD Zone Document;
- b) The Subdivision is consistent with and implements the intent of the specific zone district in which it is located;
- c) There is no evidence to suggest that the Subdivision violates any state, federal, or local laws, regulations, or requirements;
- d) The general layout of lots, roads, driveways, utilities, drainage facilities, and other services within the proposed Subdivision is designed in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the

- development, preserves existing trees/vegetation and riparian areas, and otherwise accomplishes the purposes and intent of the land development code;
- e) The Subdivision complies with all applicable city standards and does not unnecessarily create lots or patterns of lots that make compliance with such standards difficult or infeasible;
 - f) The Subdivision:
 - i. Will not result in a substantial or undue adverse effect on adjacent properties, traffic conditions, parking, public improvements, either as they presently exist or as they may in the future exist as a result of the implementation of provisions and policies of the comprehensive plan, this land development code, or any other plan, program or ordinance adopted by the city; or
 - ii. Any adverse effect has been or will be mitigated to the maximum extent feasible;
 - g) Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development;
 - h) A development agreement between the city and the applicant has been executed which addresses the construction of required public improvements; and
 - i) The proposed phasing plan is rational in terms of available infrastructure capacity.

SECTION 3. The Final Plat for Murray Family Farms Filing No. 2, attached as Exhibit A, is hereby approved.

RESOLVED AND PASSED THIS 15TH DAY OF DECEMBER 2025.

CITY OF COMMERCE CITY, COLORADO

Steve J. Douglas, Mayor

ATTEST

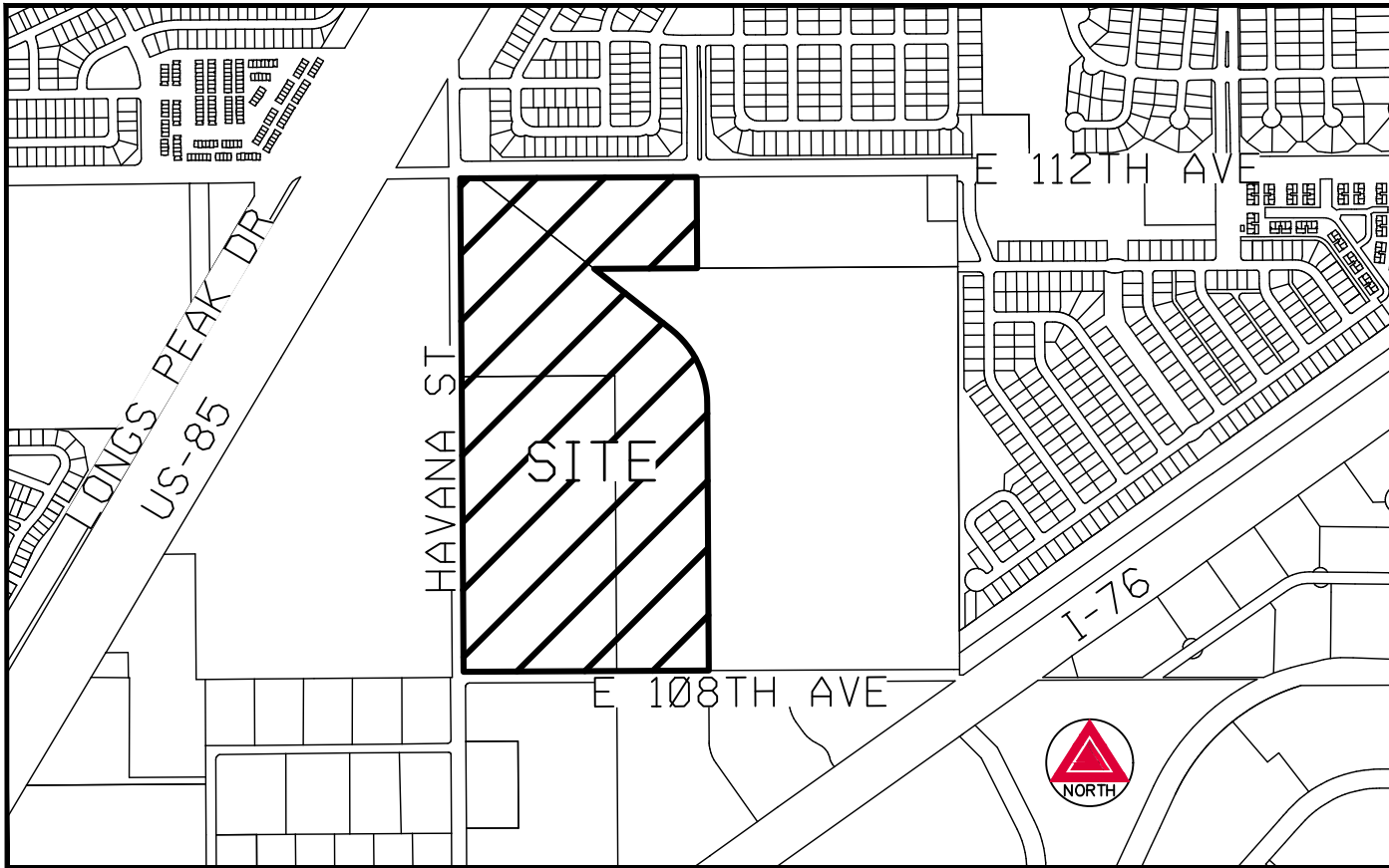
Kim Garland, Acting City Clerk

EXHIBIT A

MURRAY FAMILY FARMS FILING NO. 2

A REPLAT OF TRACTS A, C AND D, MURRAY FAMILY FARMS FILING NO. 1
SITUATED IN THE NORTHWEST QUARTER OF SECTION 11,
TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 3



VICINITY MAP

0' 500' 1000' 2000'
SCALE: 1" = 1000'

LEGAL DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DRE KCS MURRAY FARMS LAND, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNER OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS A, C, AND D, MURRAY FAMILY FARMS FILING NO. 1,
COUNTY OF ADAMS, STATE OF COLORADO.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOT 1, TRACTS A, C, D, F, AND G SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **MURRAY FAMILY FARMS FILING NO. 2** AND DO HEREBY DEDICATE TO THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO PUBLIC RIGHTS OF WAY IN FEE SIMPLE, AND WARRANTS TITLE TO THE SAME, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND OTHER PUBLIC WAYS AS SHOWN ON THIS PLAT AND HEREBY DEDICATES SUCH EASEMENTS TO THE CITY OF COMMERCE CITY AS ARE CREATED HEREBY, AND FOR THE PURPOSES DEPICTED, SHOWN OR REFERENCED BY NOTE HEREON AND WARRANTS TITLE TO THE SAME.

EXECUTED THIS _____ DAY OF _____ A.D., 20____.

DRE KCS MURRAY FARMS LAND, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

STATE OF _____)
COUNTY OF _____) SS
CITY OF _____)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____
A.D. 20____, BY _____ OF DRE KCS MURRAY FARMS LAND, LLC, A DELAWARE LIMITED
LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

NOTES

- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508, C.R.S.
- THIS SURVEY RELIES ON LAND TITLE GUARANTEE COMPANY ORDER NO. ABC708555011, WITH AN EFFECTIVE DATE OF MAY 19, 2025 AT 5:00 P.M. NO TITLE SEARCH WAS MADE BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. ALL TAX INFORMATION, LIENS, LEASES, DEEDS OF TRUST, RELEASES, CLAIMS, ASSIGNMENTS, ASSUMPTIONS, TERMS, AGREEMENTS, MOTIONS, DECLARATIONS, PROVISIONS, CONDITIONS, RESERVATIONS, WATER AND MINERAL RIGHTS AND OBLIGATIONS FOR THE PROPERTY SHOWN HEREON ARE REFLECTED IN SAID TITLE COMMITMENT.
- BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO STATE PLANE OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR SOUTH 00°15'48" EAST, A DISTANCE OF 2,641.57 FEET.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- FLOOD PLAIN NOTE: THE SITE AS PLATTED HEREON LIES WITHIN OTHER AREAS - ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08001C0338H, MAP REVISED MARCH 5, 2007.
- THE CITY OF COMMERCE CITY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT THE LOT GRADING AT ANY TIME. IF THE LOT DRAINAGE IS NOT PROPERLY MAINTAINED, THE CITY MAY REQUIRE THE NECESSARY MAINTENANCE TO RESOLVE ANY DEVIATION FROM THE APPROVED LOT GRADING PLANS.

NOTES

7. PUBLIC WATER AND SEWER ARE TO BE PROVIDED BY SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT.

8. NOTICE IS HEREBY GIVEN:

- ANY CONSTRUCTION ACROSS AN EXISTING SUBDIVISION LOT LINE IS IN VIOLATION OF THE SUBDIVISION REGULATION OF THE CITY, EXCEPT AS HEREIN AUTHORIZED.
- ANY DIVISION OF AN EXISTING LOT, OR CONVEYANCE OF PART OF AN EXISTING SUBDIVISION LOT, IS IN VIOLATION OF THIS ARTICLE UNLESS (1) APPROVED BY THE CITY OF COMMERCE CITY; OR (2) IS EXCEPTED FROM THE DEFINITION OF "SUBDIVISION" AS PROVIDED BY THE SUBDIVISION REGULATIONS.
- THIS PLAT DOES NOT ESTABLISH WATER AVAILABILITY FOR THE SUBJECT PROPERTY. WATER AND WASTEWATER SERVICE IS PROVIDED BY THE SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT. INVESTIGATION OF THE CURRENT WATER AVAILABILITY FOR THE PROPERTY AND ACQUISITION OF ANY ADDITIONAL WATER REQUIRED FOR DEVELOPMENT OF THE PROPERTY SHALL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS. DEVELOPMENT APPROVALS WILL NOT BE GRANTED WITHOUT PROOF OF WATER AVAILABILITY.

9. THIS SUBDIVISION IS PART OF THE MURRAY FAMILY FARMS FILING NO. 1, REC. NO. 2010000018559.

10. THIS MURRAY FAMILY FARMS FILING NO. 2 PLAT IS INTENDED TO REPLAT, SUPERSEDE, REPLACE AND VACATE IN ALL RESPECTS TRACTS A, C AND D OF MURRAY FAMILY FARMS FILING NO. 1.

11. ALL USES ON TRACT F EXISTING AS OF THE DATE OF THIS PLAT, WHICH ARE NO LONGER PERMITTED IN THE I-1 OR I-2 ZONE DISTRICT, INCLUDING BUT NOT LIMITED TO, OUTDOOR STORAGE, SHALL BE CONSIDERED LEGAL NON-CONFORMING USES PURSUANT TO SECTION 21-5500 OF THE COMMERCE CITY LAND DEVELOPMENT CODE AND SHALL BE PERMITTED TO REMAIN PURSUANT TO THE PROVISIONS OF SECTION 21-5520 OF THE COMMERCE CITY LAND DEVELOPMENT CODE.

12. OWNER SHALL CONTINUE TO MAINTAIN TRACTS, TO DEFER THE IDENTIFICATION AND CONVEYANCE OF THE SPECIFIC RIGHT OF WAY AND DRAINAGE EASEMENTS UNTIL THE PARTIES REACH A BETTER UNDERSTANDING OF HOW THE PROPERTY WILL BE FURTHER SUBDIVIDED OR DEVELOPED IN THE FUTURE. THIS WAS AGREED TO BY SUBDIVISION AGREEMENT BETWEEN CITY OF COMMERCE CITY, COLORADO AND MURRAY FAMILY FARMS, LLLP, REGARDING 11010 HAVANA STREET, COMMERCE CITY, COLORADO RECORDED ON 3/22/2010 (RECEPTION NO. 2010000018551).

13. NO TRAFFIC STUDY HAS BEEN PREPARED FOR THIS PLAT AS TRACTS ARE NOT DEVELOPABLE NOR DO THEY HAVE A USE THAT WILL GENERATE ANY TRIPS TO DOCUMENT. SHOULD ANY TRACTS BE PLATTED AS LOTS IN THE FUTURE, A TRAFFIC REPORT WILL BE PREPARED AND SUBMITTED TO THE CITY OF COMMERCE CITY FOR REVIEW AND APPROVAL.

LAND SUMMARY CHART

TRACT	AREA (S.F.±)	AREA (AC)	USE	OWNERSHIP	MAINTENANCE
A	376,800	8.650	FUTURE DEVELOPMENT*	DRE KCS	DRE KCS
C	966,264	22.182	FUTURE DEVELOPMENT*	DRE KCS	DRE KCS
D	672,949	15.449	FUTURE DEVELOPMENT*	DRE KCS	DRE KCS
F	78,914	1.812	FUTURE DEVELOPMENT*	DRE KCS	DRE KCS
G	739,496	16.977	FUTURE DEVELOPMENT*	DRE KCS	DRE KCS
TOTAL TRACT AREA	2,834,423	65.070	*TO BE DETERMINED AND SPECIFIED WITH A FUTURE PLAT OR DEVELOPMENT PLAN.		
TOTAL LOT AREA	252,928	5.806	DRE KCS = DRE KCS MURRAY FARMS LAND LLC		
TOTAL ROW AREA	50,449	1.158	THIS SUBDIVISION PLAT CONTAINS 5 TRACTS & 1 LOT		
TOTAL SITE AREA	3,137,800	72.034			

SURVEYOR'S CERTIFICATE

I, KARL D. SZYSZKOSKI, A LICENSED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES, OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREIN BEFORE DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN HEREON, OR SUCH SURVEY WAS PREPARED UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREIN.

KARL D. SZYSZKOSKI, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. No. 38691
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

CITY STAFF CERTIFICATE

APPROVED BY THE CITY ENGINEER OF THE CITY OF COMMERCE CITY THIS _____
DAY OF _____, A.D. 20____.

CITY ENGINEER: _____

APPROVED BY THE DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF
COMMERCE CITY, THIS ____ DAY OF _____, A.D. 20____.

DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT: _____



Aztec
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

Aztec Proj. No.: 133124-03

Drawn By: BAM

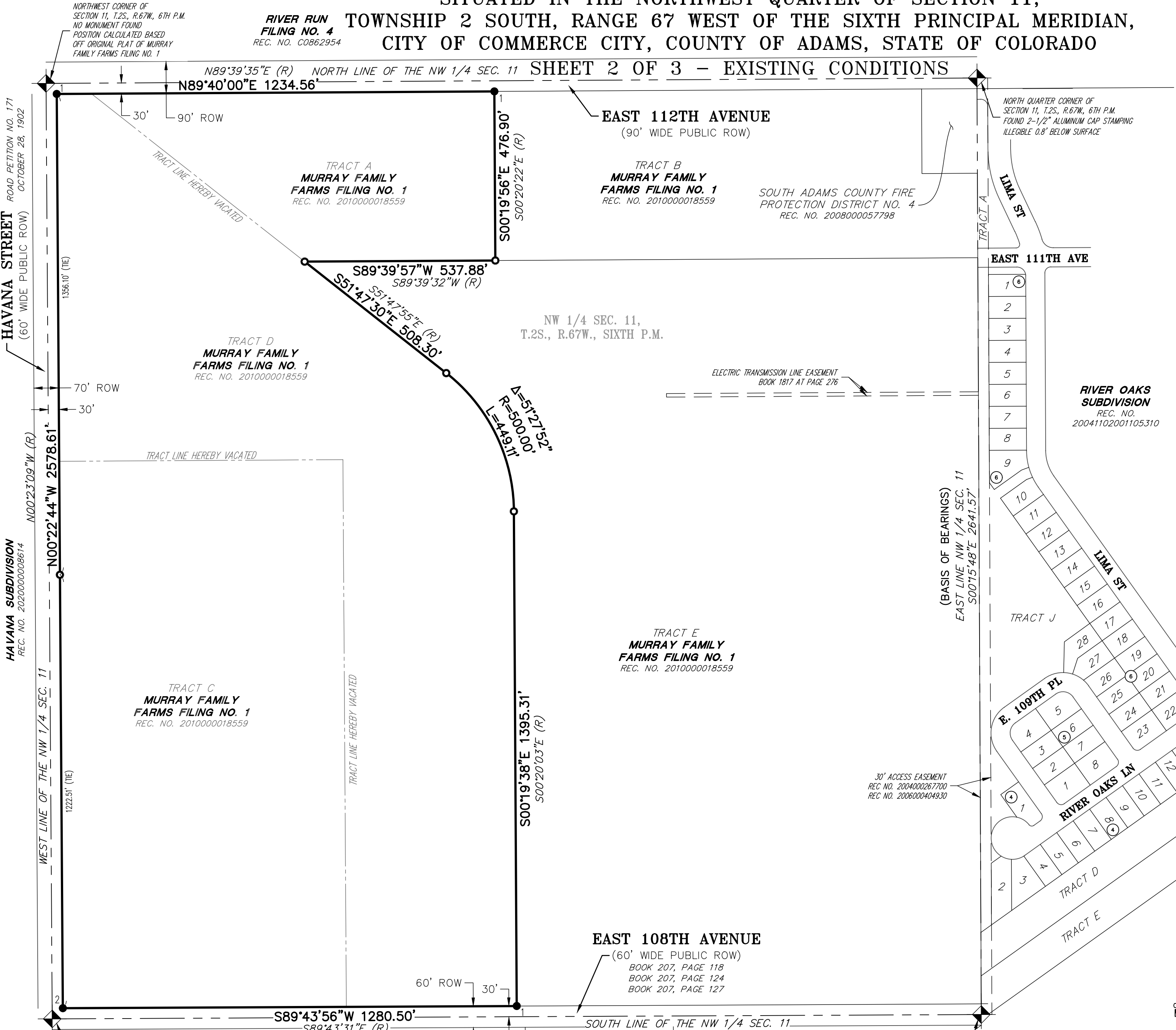
DATE OF
PREPARATION: 11-15-2024

SCALE: N/A

SHEET 1 OF 3

MURRAY FAMILY FARMS FILING NO. 2

A REPLAT OF TRACTS A, C AND D, MURRAY FAMILY FARMS FILING NO. 1
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TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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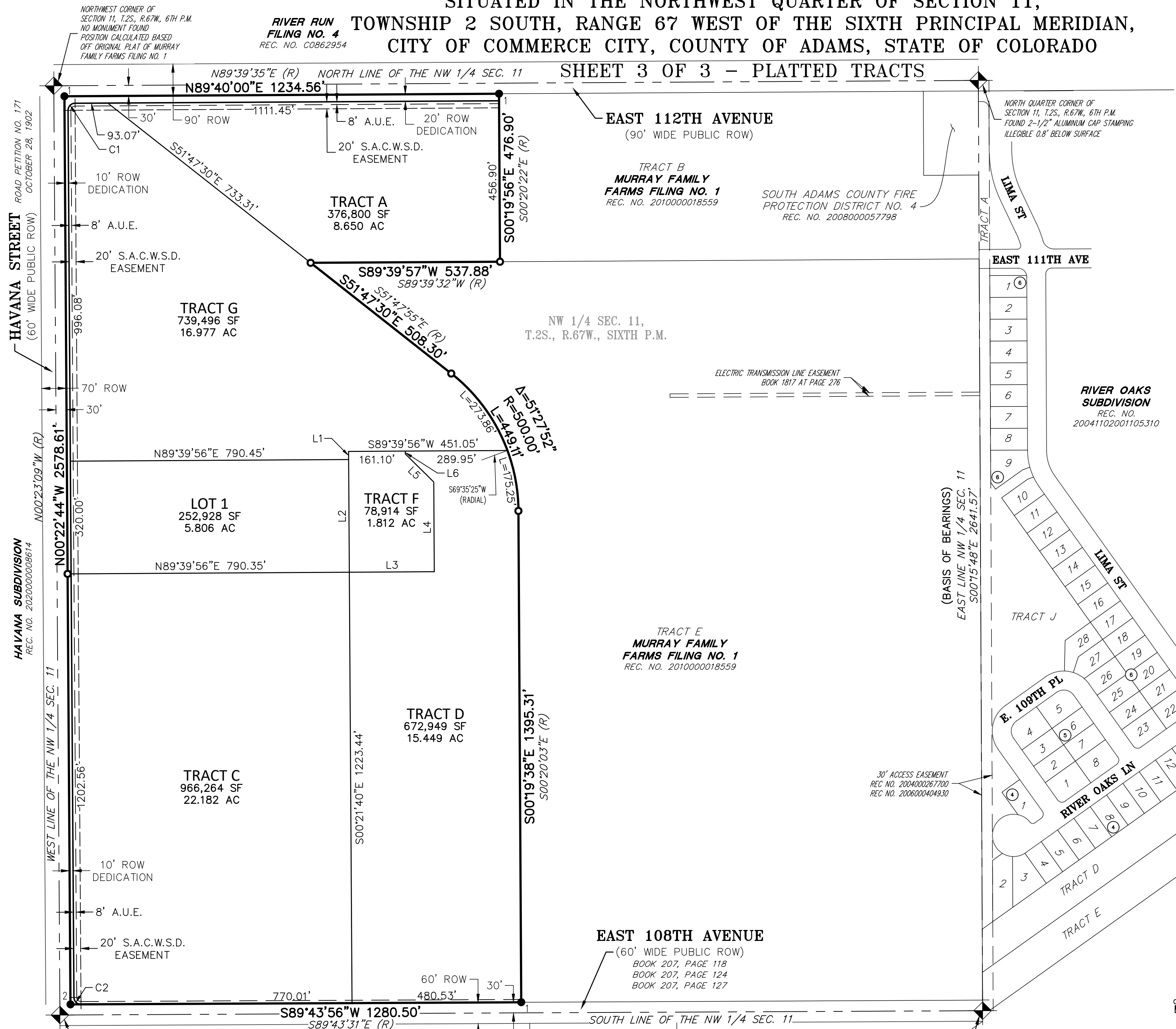
Aztec Proj. No.: 133124-03

DATE OF PREPARATION:	11-15-2024
SCALE:	1" = 200'
SHEET	2 OF 3

MURRAY FAMILY FARMS FILING NO. 2

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SHEET 3 OF 3 - PLATTED TRACTS



LEGEND



FOUND ALIQUOT CORNER AS SHOWN HEREON

- SET NO. 5 X 18" REBAR WITH 1-1/4" GREEN
 PLASTIC CAP STAMPED "AZTEC PLS 38691"
- 1 FOUND NO. 5 REBAR WITH 1-1/4" YELLOW
 PLASTIC CAP STAMPED "ASPEN PLS 24968"
- 2 FOUND NO. 5 REBAR WITH 1-1/4" YELLOW
 PLASTIC CAP STAMPING ILLEGIBLE

(R) RECORD BEARINGS PER PLAT OF
MURRAY FAMILY FARMS FILING NO. 1
REC. NO. 2010000018559

(ROW) RIGHT-OF-WAY

A.U.E. ACCESS & UTILITY EASEMENT

S.A.C.W.S.D. SOUTH ADAMS COUNTY WATER
& SANITATION DISTRICT

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°20'04"W	23.00'
L2	S00°21'40"E	320.00'
L3	N89°39'56"E	241.25'
L4	S00°19'38"E	254.66'
L5	S45°20'04"E	113.61'
L6	N00°20'04"W	8.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°02'44"	20.00'	31.43'
C2	89°53'20"	20.00'	31.38'



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC



AZTEC
CONSULTANTS, INC.

AzTec Proj. No.: 133124-03

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Littleton, Colorado 80122
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Fax: (303) 713-1897
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DATE OF PREPARATION:	11-15-2024
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SCALE:	1" = 200'
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S H E E T 3 O F 3