



MURRAY FAMILY FARMS FILING NO. 2 - FINAL PLAT



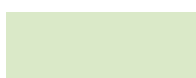
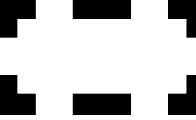
City Council

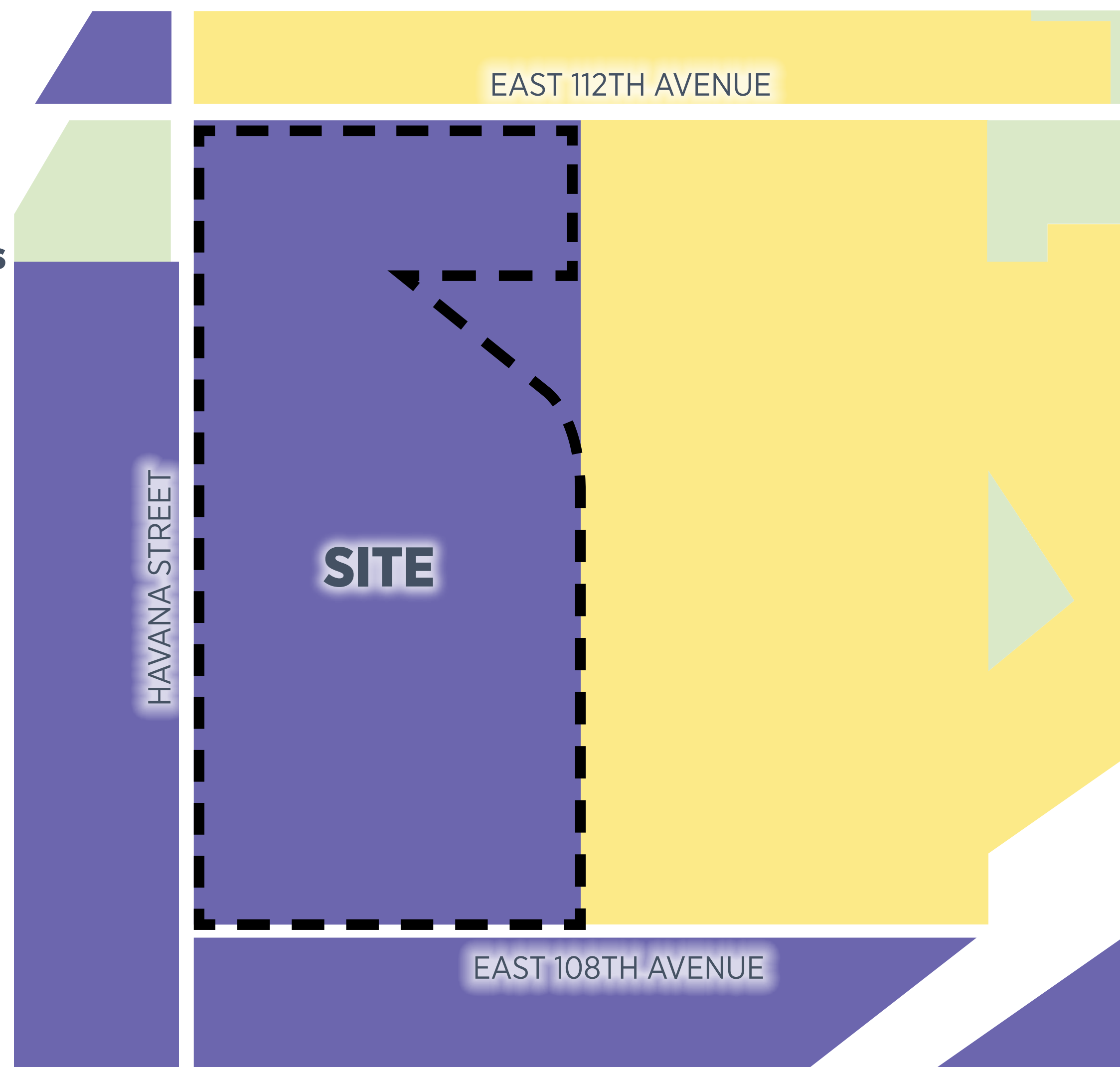
December 15, 2025



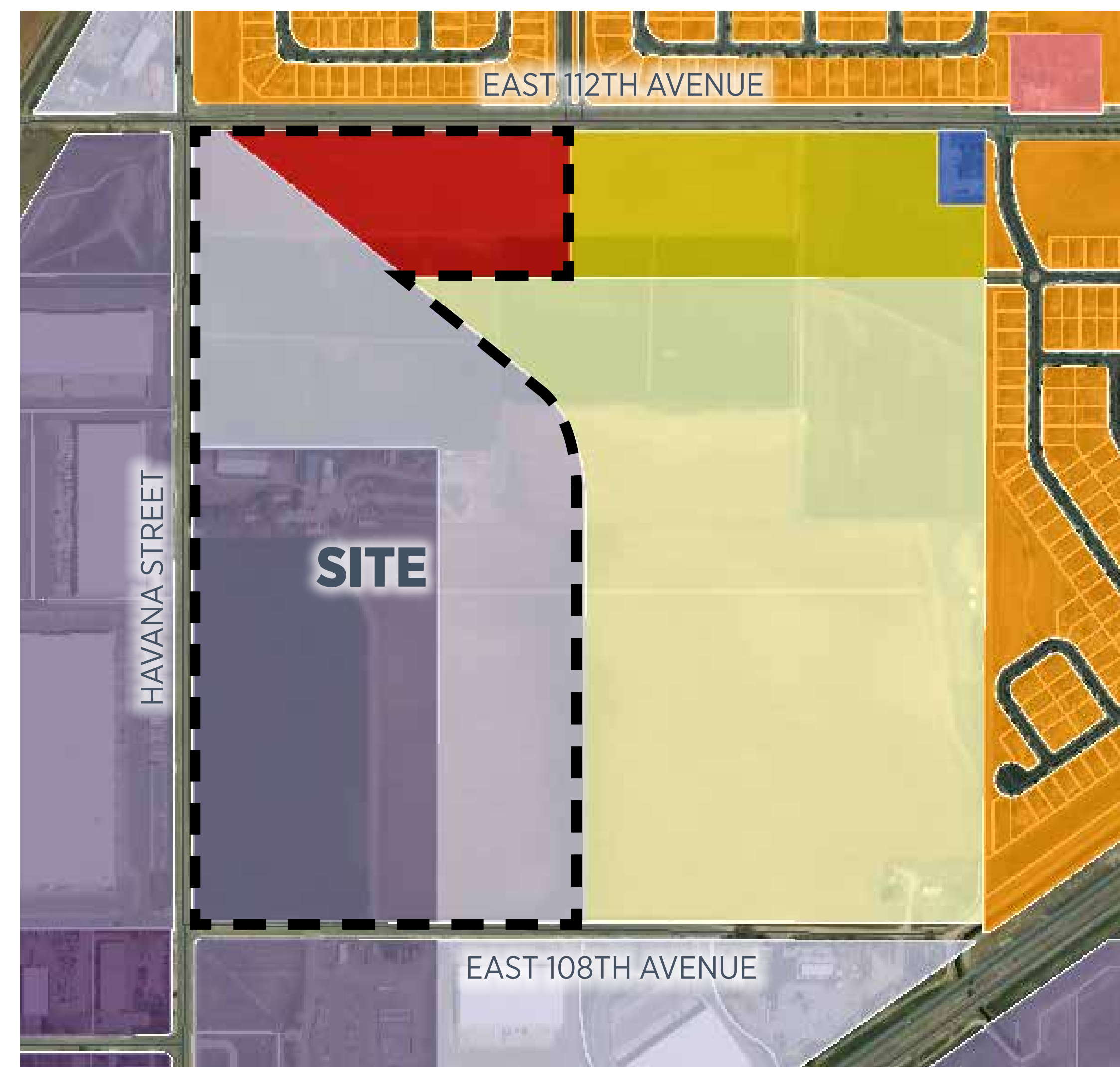












-  Northern Neighborhoods
-  Northern Business District
-  Parks/Open Space
-  Site

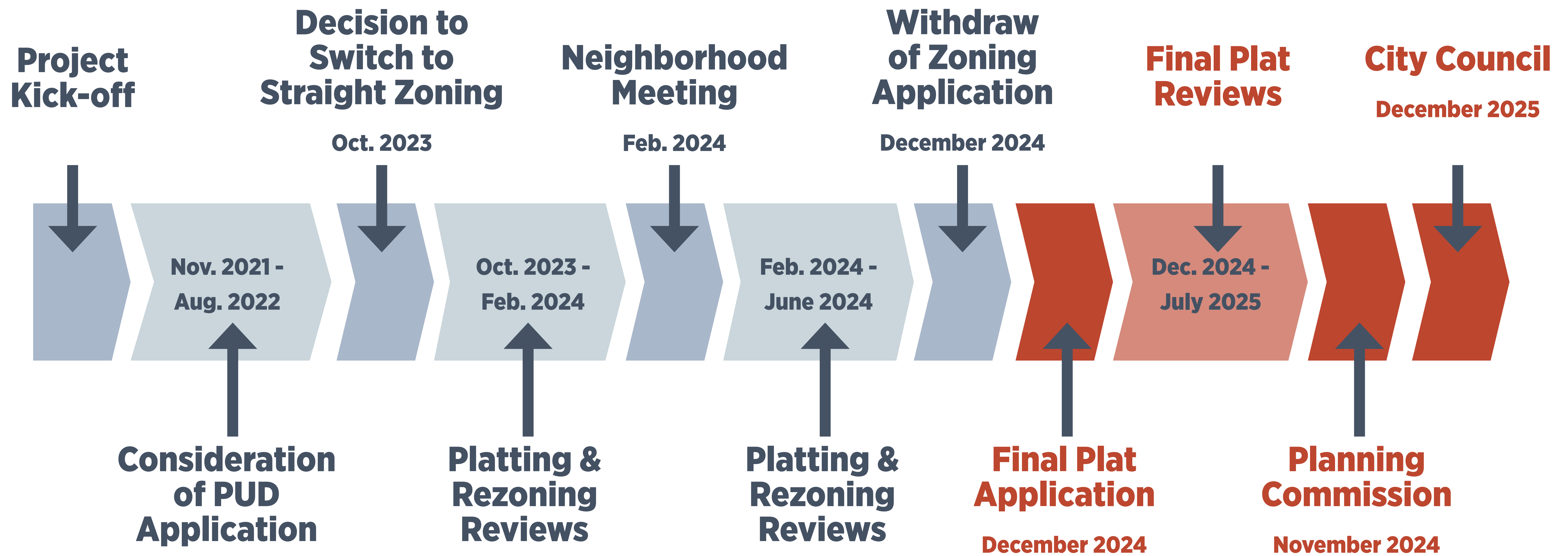



CURRENT COMP PLAN DESIGNATION



-  PUD
-  R-1
-  R-3
-  C-3
-  I-1
-  I-2
-  CIVIC
-  Site

CURRENT ZONING



- 
- ◆ **Application Requested:** Final Plat
 - ◆ **Intent:** Create legal parcels that can be deeded back to the original property owner, the Murray Family, as part of the original purchase agreement and establish easements for future improvements to adjacent ROWs

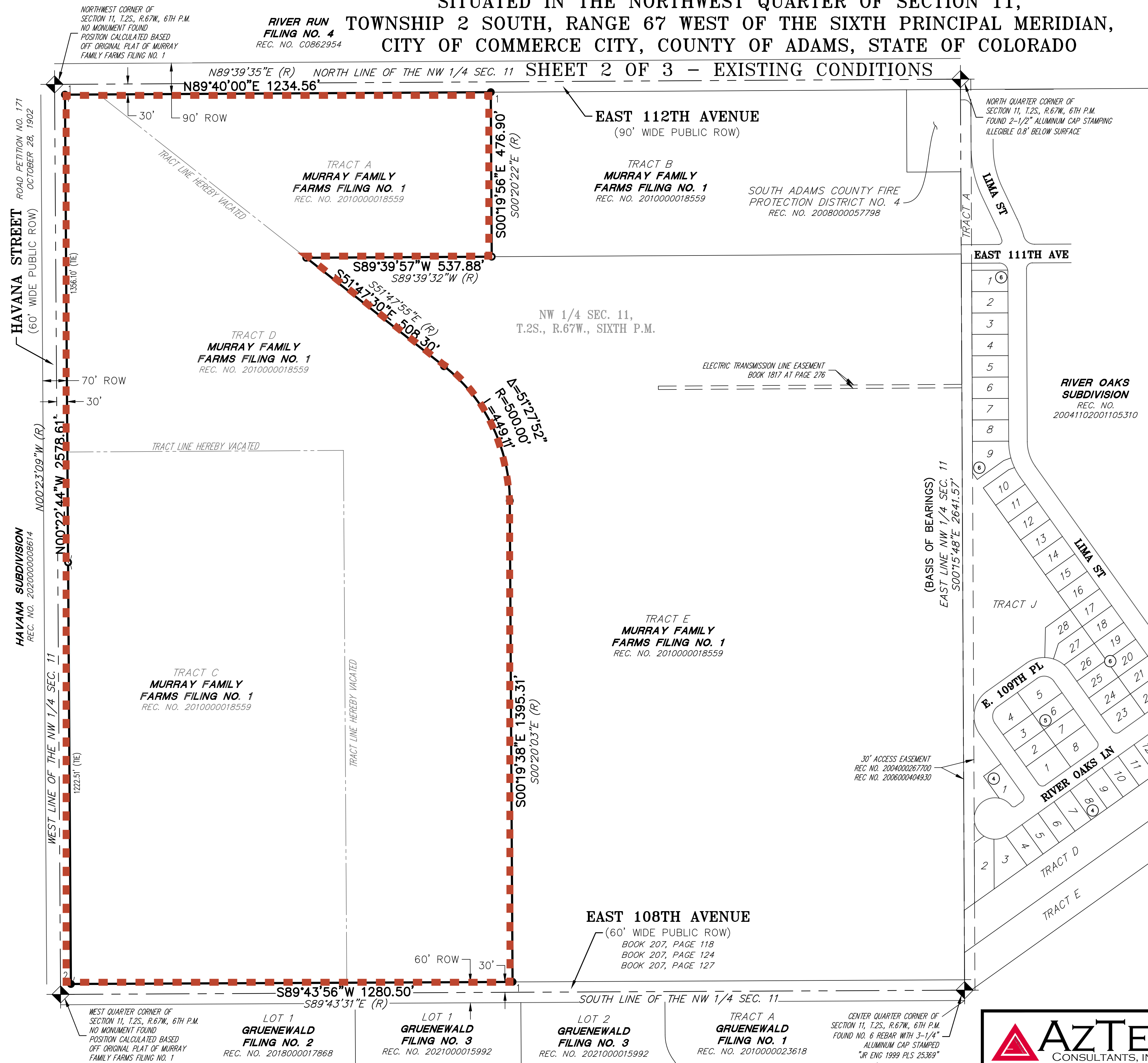
MURRAY FAMILY FARMS FILING NO. 2

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

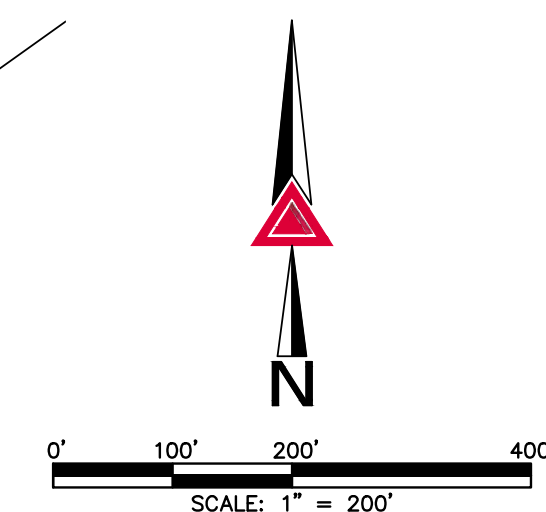


LEGEND

- | | | |
|---|---|---|
|  | | 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 |

Includes three (3) tracts

- **Tracts reflect existing zoning boundaries (C-3, I-1 and I-2)**



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC



AzTec Proj. No.: 133124-03

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Drawn By: BAM

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

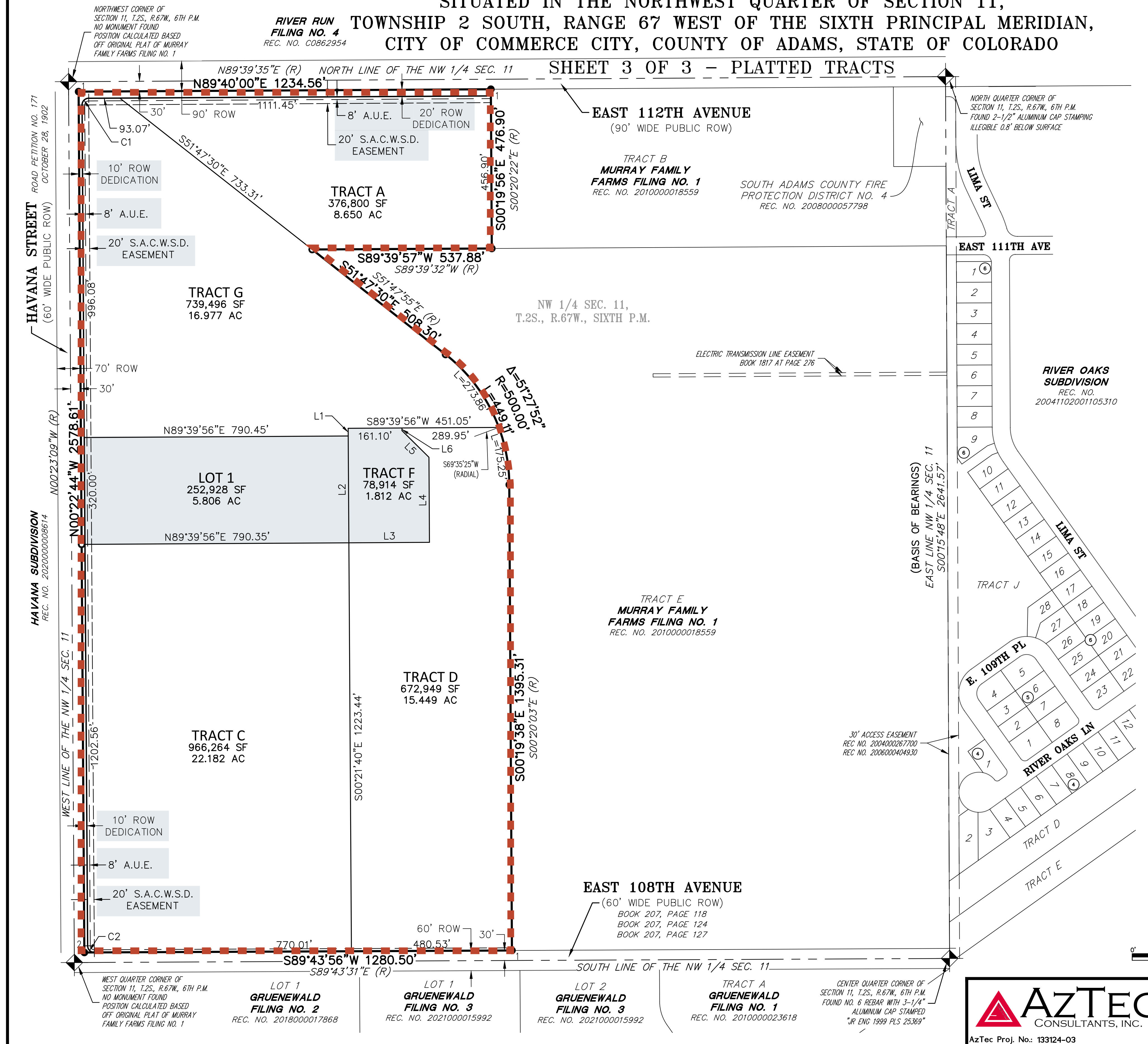
MURRAY FAMILY FARMS FILING NO. 2

A REPLAT OF TRACTS A, C AND D, MURRAY FAMILY FARMS FILING NO. 1

SITUATED IN THE NORTHWEST QUARTER OF SECTION 11,


WNESHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 3 – PLATTED TRACTS



- Includes five (5) tracts and one (1) lot
- Lot 1 and Tract F added to reflect Murray Family Farm homestead extents
- Tracts remain in compliance with existing zoning boundaries
- Easements added to reflect future ROW dedication and infrastructure needs along Havana Street, E. 108th Avenue, and E. 112th Avenue. To be completed with future development.
- Tracts cannot be developed. Must be converted to a Lot with future application.

Approval Criteria:

- 
- ✓ 1. The subdivision is **consistent with any approved rezoning**, concept plan or PUD Zone Document;
 - ✓ 2. The subdivision is **consistent with** and implements the intent of the **specific zoning district** in which it is located;
 - ✓ 3. There is **no evidence to suggest** that the subdivision **violates any state, federal, or local laws**, regulations, or requirements;
 - ✓ 4. 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 this land development code**;
 - ✓ 5. 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;
 - ✓ 6. The subdivision:
 - a. **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
 - b. Any adverse effect has been or will be mitigated to the maximum extent feasible;

Approval Criteria:



7. 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;



8. A development agreement between the city and the applicant has been executed and addresses the construction of all required public improvements (Subdivision Agreement previously recorded 2009. Updated Development Agreement will be triggered with future development applications);



9. As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.



THANK YOU
QUESTIONS?