



February, 22 2024

ANNEXATION NARRATIVE FOR CARBAJAL AUTO

This letter is to describe in detail the annexation of the 0.451 acre parcel of land located on the southwest corner of the intersection of East 86th Avenue and Rosemary Street into the City of Commerce City in the District of Adams in the State of Colorado. The property is located at 8581 Rosemary Street, Commerce City, CO 80022 and is part of the Irondale Subdivision, Block 46, Lots 43 through 48. The Parcel Identification Number (PIN) for this property is 0172128209002. The site is located within the following districts: Rangeview Library District, RTD, Urban Drainage and Flood Control District, Urban Drainage South Platte, South Adams County Fire District, South Adams County Water and Sanitation District, and Adams 14 School District.

The proposed plan is intended to aid in the development of the light industrial and commercial corridor along Rosemary Street as set forth by the Commerce City Comprehensive Plan. After the property is annexed into the City of Commerce City, the site will be zoned C-3 which is in line with the Rosemary Street corridor plans. There have not been any hazardous operations including oil and gas operations, dumps and landfills, or underground storage on this property and none are proposed with the development. No ponds, wetlands, bodies of water, or flooding areas are currently present or proposed on-site.

Water and wastewater services will be provided by South Adams County Water and Sanitation District. Fire protection will be provided by South Adams County Fire District. This property is located within the Adams 14 School District. The new development is strictly to be used for commercial purposes only. The development will meet all requirements for the C-3 zoning designation and should have no adverse impacts to the surrounding developments. No phasing is planned with the project and is anticipated to have an opening start date in 2024.