

### **Second Creek Farm – Filing 3 Amendment 3 – Narrative**

Second Creek Holdings, LLC is pleased to submit a final plat application for the parcel of land located at the southwest corner of 92<sup>nd</sup> Avenue and Tower Road located in Commerce City, Colorado. This application is specifically to Tract KK of the Second Creek Farm – Filing 3 final plat, and is part of the Second Creek Farm – PUD Zone Document Amendment as Planning Area K. A portion of City owned property, referred to as Tract A and B on the included Plat is also included in this platting effort. The total site area is approximately 29.0 acres and will include two lots and two tracts.

The reason for the final plat is to create a parcel line between the future commercial and future mixed use areas on this parcel. The area of “Tract B” will be utilized for a private detention basin serving the future development within Planning Areas K and L.

The site will be serviced in the future by South Adams County Water and Sanitation District for water, sewer, and irrigation. At this time, no end user is known for the site, as the site develops in the future it will need to adhere by Commerce City requirements.