THORNTON
CITY DEVELOPMENT

ZONING AMENDMENT SUBMITTAL CHECKLIST
Section 18-62

Applications must contain the following information in the format described. Applications will not be accepted if required items are missing or incomplete.

1. **Application Form** – must be signed by the property owner or accompanied by an authorization letter
2. **Application fee** – refer to application form.
3. **Letter of Intent** – narrative describing the request in detail, including responses to all of the following review criteria in Section 18-62(c):
   a. The amendment meets one of the following criteria:
      1. The amendment to the official Zoning Map is being initiated by the city to rectify an error; or
      2. The requested zoning district, or amendment to the Planned Development standards and/or Overall Development Plan of a PD-L District, is in substantial conformance with the Future Land Use Map of the Comprehensive Plan, as well as the goals and policies of the Comprehensive Plan and other adopted plans and policies of the city.
   b. Additionally, the amendment meets all the following criteria:
      1. The change in zoning represents orderly development of the city and there are, or are planned to be, adequate services and infrastructure to support the proposed zoning change and existing uses in the area;
      2. The subject site is suitable for all permitted uses and development allowed within the requested district;
      3. The change in zoning provides for an appropriate use of the property; and
      4. The rezoning is consistent with the character of existing or planned development on adjacent properties and in the surrounding area or neighborhood, or measures will be taken to substantially buffer or otherwise substantially mitigate any negative impacts.

   NOTE: If the Zoning Amendment is to create or modify a PD-O District, please reference the review criteria in Section 18-62(c)(1) and include responses as appropriate.
4. **Current Title Commitment**
5. **Zone map (18” x 24”)**
6. **Traffic Impact Study (TIS)**

a. **Note: TIS is reviewed with the Zoning Amendment application. The final TIS will be reviewed and approved with review of the civil Construction Drawings. Refer to Standards and Specifications and Traffic Study Checklist.**

7. **Additional reports/plans as deemed necessary**

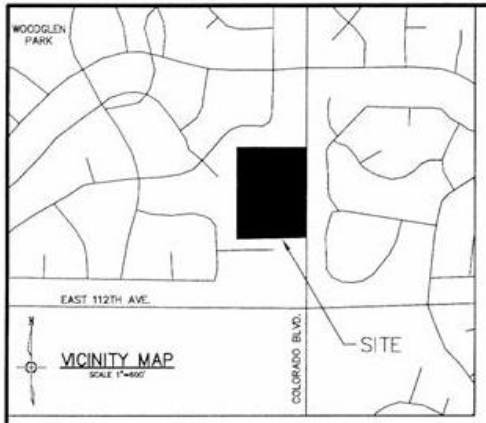
ZONE MAP TO INCLUDE:

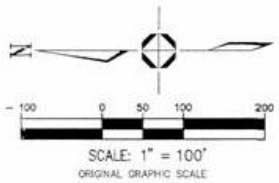
- Vicinity map (scale: 1" = 600')
- Subdivision name
- North arrow
- Bar scale
- Legal Description of the zoning boundary. (If the property being rezoned is adjacent to a public street or alley, the zoning boundary shall extend to the centerline of the adjacent street or alley.)
- Proposed zoning of subject property
- The boundaries included on this map should extend 300 feet beyond the subject property's boundaries, and should include:
  - Existing zoning
  - Adjacent streets
  - Adjacent existing buildings

This is a general list of requirements. Some projects may require more or less information. The attached examples may not include each element of the list. However, each element should be reviewed for inclusion on a submittal.

COLORADO BOULEVARD MINI STORAGE

PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 1, T. 2S., R 68 W. OF THE 6TH P.M.
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO.
SHEET 1 OF 1
ZONING MAP







LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 1 AND CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1 TO BEAR NORTH 00°02'13" EAST WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 00°02'13" EAST ALONG SAID EAST LINE A DISTANCE OF 561.19 FEET TO THE **POINT OF BEGINNING;**

THENCE NORTH 89°57'47" WEST A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF LOT 18, BLOCK 2 OF WOODGLEN FILING NO. 4, RECORDED IN FILE 13 AT MAP 97 OF THE ADAMS COUNTY RECORDS;

THENCE NORTH 89°57'47" WEST ALONG THE NORTHERLY LINE OF LOTS 18 THROUGH 22, BLOCK 2 OF SAID WOODGLEN FILING NO. 4, A DISTANCE OF 410.00 FEET TO THE SOUTHEAST CORNER OF LOT 24, BLOCK 2 OF SAID WOODGLEN FILING NO. 4;

THENCE NORTH 00°02'13" EAST ALONG THE EASTERLY LINE OF LOTS 24 AND 25, BLOCK 2 OF SAID WOODGLEN FILING NO. 4, AND LOTS 8 THROUGH 13, BLOCK 9 OF WOODGLEN FILING NO. 2 RECORDED IN FILE 13 AT MAP 40 OF THE ADAMS COUNTY RECORDS, A DISTANCE OF 607.81 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 13, BLOCK 9 OF SAID WOODGLEN FILING NO. 2;

THENCE SOUTH 89°57'47" EAST ALONG THE SOUTHERLY LINE OF LOTS 13 THROUGH 17, BLOCK 9 OF SAID WOODGLEN FILING NO. 2, A DISTANCE OF 410.00 FEET TO THE SOUTHEAST CORNER OF LOT 17, BLOCK 9 OF SAID WOODGLEN FILING NO. 2, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF COLORADO BOULEVARD;

THENCE SOUTH 89°57'47" EAST A DISTANCE OF 50.00 FEET TO SAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 1;

THENCE SOUTH 00°02'13" WEST ALONG SAID EAST LINE, A DISTANCE OF 607.81 FEET TO THE **POINT OF BEGINNING;**

SAID PARCEL CONTAINS AN AREA OF 279,593 SQUARE FEET OR 6.42 ACRES, MORE OR LESS.