
Rock Creek Industrial Park & MOUNTAIN PLAINS INDUSTRIAL CENTER
ANNEXATION TO THE CITY OF ARVADA
NOTIFICATION & INFORMATION LETTER

January 16, 2014

City Manager
City of Boulder
PO Box 791
Boulder, CO 80306

Mike Patton
Carl Castillo

The purpose of this letter is to notify you of our intention to annex and rezone the Mountain Plains Industrial Center and Rock Creek Industrial Park located at 10800 State Highway 93, Jefferson County into the City of Arvada. The total acreage for this property is 160.08 acres more or less. The majority of the property is presently Jefferson County zoned I-2 industrial. A smaller portion is zoned I-1 and I-3 industrial existing Jefferson County zoning districts. However the Rock Creek 28.79 acres is zoned P.U.D./plat and was approved on December 23, 1987. (See attached location map.)

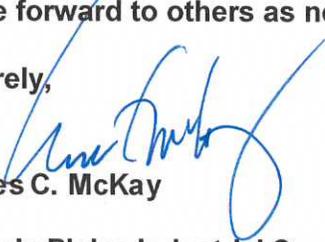
The proposed land uses will be similar to the historical industrial zoning and will mirror closely the allowed uses currently allowed in the Rock Creek Industrial PUD and the Mountain Plains Industrial Center.

In addition, we are proposing to also annex and zone a portion of the Rock Creek PUD/Plat to Arvada's B-2 zoning district for neighborhood commercial land uses. By annexing into the City, these properties will be served by Arvada's city water and sewer.

Except for a small portion of neighborhood commercial the zoning will remain much the same.

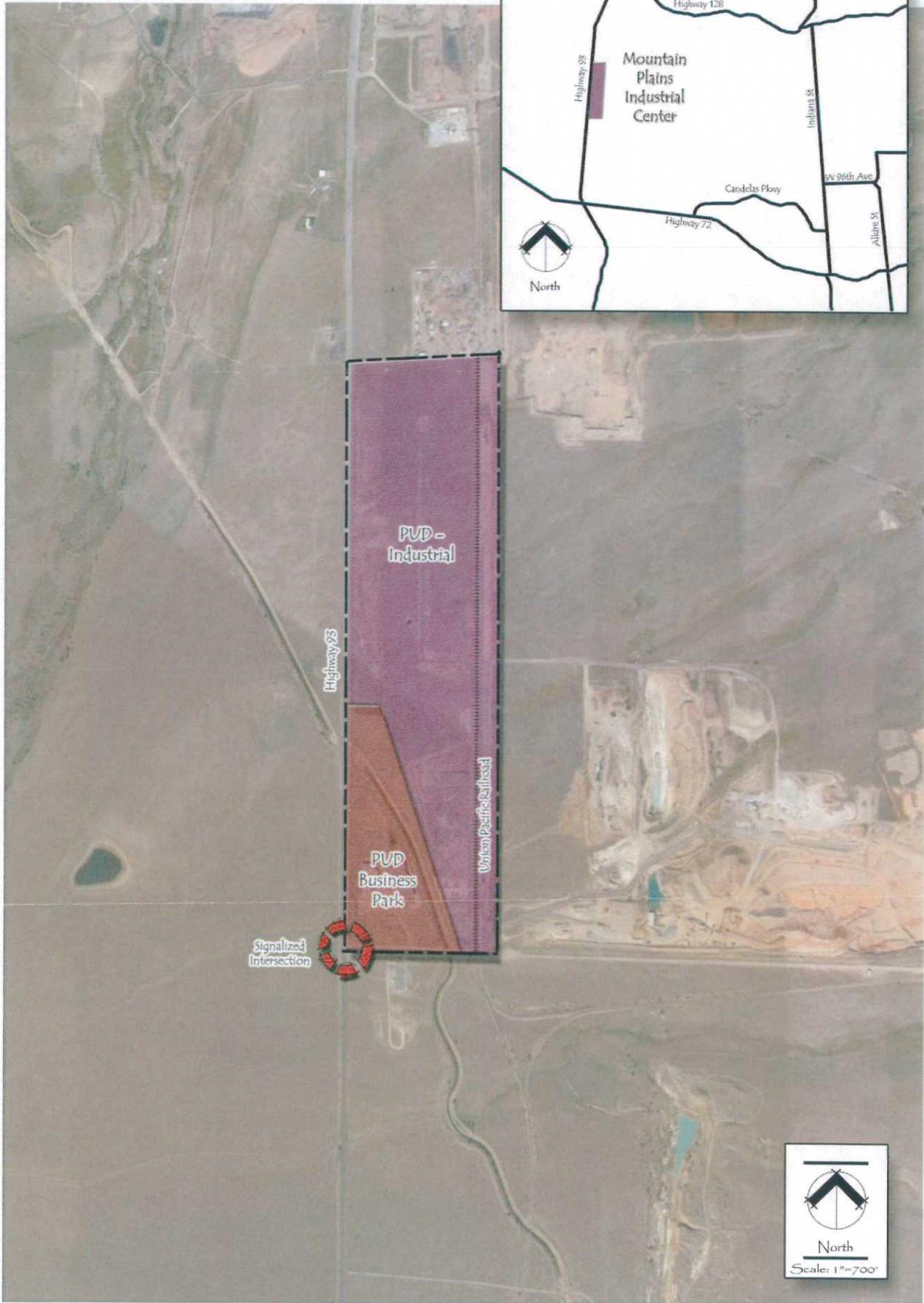
★ Attached is an informational map. If you interested in learning more about our plans, we are available to meet with you to discuss details of the proposed concept plan before we submit our application to the City of Arvada. Please contact me at 303 469-1873 or through email at: cmckay@churchranch.com. Please forward to others as needed.

Sincerely,


Charles C. McKay

Mountain Plains Industrial Center & Rock Creek Industrial Park

cc: Gregg A. Bradbury



Mountain Plains Industrial Center