

ORDINANCE NO: Z-910-14

INTRODUCED BY: AMADOR, BENSON, BULLOCK, CARSON, DOUGLAS,
ELLIOTT, FORD, MCELLOWNEY, TETER

AN ORDINANCE REZONING THE PROPERTY LOCATED AT 6001 DEXTER STREET, COMMERCE CITY, COLORADO, AND AMENDING THE ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO TO REFLECT SAID REZONING.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COMMERCE CITY, COLORADO, AS FOLLOWS:

SECTION 1. The City Council of the City of Commerce City, Colorado, finds and declares that it has caused to be published in the Commerce City Sentinel Express, a legal newspaper of general circulation in the City of Commerce City, Notice of Public Hearing by the Planning Commission of the City of Commerce City, held September 2, 2014 concerning the rezoning of the land described in Exhibit A, attached hereto and incorporated herein by reference (the "Property"), and that said Notice was published August 26, 2014 and that said Hearing was conducted all in compliance with law.

SECTION 2. The City Council of the City of Commerce City, Colorado further finds and declares that it has caused to be published in the Commerce City Sentinel Express, a legal newspaper of general circulation in the City of Commerce City, Notice of Public Hearing held on October 6, 2014 regarding rezoning of the Property, and that said Notice was published September 23, 2014 and that said Hearing was conducted all in compliance with law.

SECTION 3. That the property described in Exhibit "A" attached hereto and made a part hereof, now zoned I-3 be rezoned C-3 as defined in the Commerce City Land Development Code.

SECTION 4. That the zoning map of the City of Commerce City, Colorado be and is hereby amended to reflect the rezoning approved by this ordinance.

INTRODUCED, PASSED ON FIRST READING AND PUBLIC NOTICE ORDERED THIS 6TH DAY OF JUNE 2014.

PASSED ON SECOND AND FINAL READING AND PUBLIC NOTICE ORDERED THIS 3RD DAY OF NOVEMBER 2014.

CITY OF COMMERCE CITY, COLORADO

BY _____
Sean Ford, Mayor

ATTEST:

Laura J. Bauer, City Clerk

Exhibit "A"
(Legal Description)
Case #Z-910-14

PARCEL 1:

LOT 1,
WENDY'S SUBDIVISION,
COUNTY OF ADAMS,
STATE OF COLORADO

PARCEL 2:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE QUARTER (SE 1/4) OF THE NORTHWEST ONE QUARTER (NW 1/4) OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE CENTER OF SECTION 7;
THENCE S 89 DEGREES 27 MINUTES 30 SECONDS W ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 7 A DISTANCE OF 100.20 FEET;
THENCE N 00 DEGREES 01 MINUTES 00 SECONDS W AND PARALLEL TO THE NORTH-SOUTH CENTERLINE OF SECTION 7 A DISTANCE OF 30.00 FEET TO THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF EAST 60TH AVENUE AND THE WEST RIGHT-OF-WAY LINE OF DEXTER STREET;
THENCE CONTINUING NORTH 00 DEGREES 01 MINUTES 00 SECONDS WEST AND ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 70.18 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 00 DEGREES 01 MINUTES 00 SECONDS WEST AND ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 14.82 FEET;
THENCE S 89 DEGREES 27 MINUTES 30 SECONDS W A DISTANCE OF 65.00 FEET;
THENCE N 00 DEGREES 01 MINUTES 00 SECONDS W A DISTANCE OF 5.00 FEET;
THENCE S 89 DEGREES 27 MINUTES 30 SECONDS W A DISTANCE OF 57.64;
THENCE N 00 DEGREES 32 MINUTES 30 SECONDS WEST A DISTANCE OF 24.00 FEET;
THENCE S 89 DEGREES 27 MINUTES 30 SECONDS WEST A DISTANCE OF 105.53 FEET;
THENCE S 00 DEGREES 32 MINUTES 30 SECONDS E A DISTANCE OF 23.63 FEET;
THENCE N 89 DEGREES 27 MINUTES 30 SECONDS E A DISTANCE OF 83.65 FEET;
THENCE S 00 DEGREES 32 MINUTES 30 SECONDS E A DISTANCE OF 20.19 FEET;
THENCE N 89 DEGREES 27 MINUTES 30 SECONDS E A DISTANCE OF 144.34 FEET TO THE TRUE POINT OF BEGINNING,
COUNTY OF ADAMS, STATE OF COLORADO.