

ORDINANCE NO: Z-907-14(1)

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

AN ORDINANCE REZONING FROM I-1 TO C-2 ZONE DISTRICT THE PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, LOCATED AT 5155 E. 64TH AVENUE, COMMERCE CITY, COLORADO, REMOVING FROM SAID PROPERTY ALL CONDITIONS IMPOSED VIA ORDINANCE Z-448-87, 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 December 4, 2013 concerning land hereinafter described, and that said Notice was published November 26, 2013 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 January 6, 2014 regarding rezoning of land hereinafter described, and that said Notice was published December 24, 2013 and that said Hearing was conducted all in compliance with law.

SECTION 3. That on September 1, 2014 the property described in Exhibit "A" attached hereto and made a part hereof, now zoned I-1 be rezoned C-2 as defined in the Commerce City Land Development Code and removing from the property the conditions imposed via Ordinance Z-448-87

SECTION 4. That the rezoning approved by this Ordinance is subject to the condition that prior to September 1, 2014 no new uses shall be permitted on the property unless specifically authorized by the Community Development Director.

SECTION 5. That on September 1, 2014 the zoning map of the City of Commerce City, Colorado be amended to reflect the rezoning approved by this ordinance.

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

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

CITY OF COMMERCE CITY, COLORADO

BY _____
Sean Ford, Mayor

ATTEST:

Laura J. Bauer, City Clerk

Exhibit "A"
(Legal Description)
Case #Z-907-14(1)

Lot 1 of Block 1 of Impacto De Fe Subdivision, City of Commerce City, County of Adams, State of Colorado.

THENCE SOUTH 89 DEGREES 58 MINUTES 16 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT 4 A DISTANCE OF 203.27 FEET MORE OR LESS TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 2, SAID POINT BEING A POINT OF NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1840.00 FEET, A CENTRAL ANGLE OF 02 DEGREES 47 MINUTES 06 SECONDS AND A CHORD BEARING SOUTH 18 DEGREES 04 MINUTES 03 SECONDS WEST A DISTANCE OF 89.43 FEET;
THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 89.43 FEET;
THENCE NORTH 89 DEGREES 58 MINUTES 16 SECONDS EAST A DISTANCE OF 229.77 FEET MORE OR LESS TO THE EAST LINE OF SAID TRACT 5, ALSO BEING THE WEST LINE OF SAID LOT 1, BLOCK 1, OF GREYHOUND SUBDIVISION FILING NO. 1;
THENCE NORTH 00 DEGREES 50 MINUTES 10 SECONDS EAST ALONG SAID WEST LINE OF LOT 1, BLOCK 1 OF GREYHOUND SUBDIVISION FILING NO. 1 A DISTANCE OF 85.01 FEET TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL 6:

A PORTION OF TRACT 4, ROBERTS GARDENS, LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: CONSIDERING THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6 TO BEAR NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 2, FROM WHENCE THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 6 BEARS SOUTH 44 DEGREES 32 MINUTES 44 SECONDS WEST, A DISTANCE OF 600.33 FEET;
THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6, A DISTANCE OF 165.26 FEET TO THE EAST LINE OF TRACT 4, ROBERT'S GARDENS, BEING MONUMENTED BY AN EXISTING 3/8" REBAR;
THENCE NORTH 00 DEGREES 32 MINUTES 12 SECONDS EAST, COINCIDENT WITH THE EAST LINE OF SAID TRACT 4, A DISTANCE OF 131.96 FEET TO THE SOUTH LINE OF LOT 1, BLOCK 1, GREYHOUND SUBDIVISION FILING NO. 1;
THENCE SOUTH 89 DEGREES 59 MINUTES 27 SECONDS WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 1, BLOCK 1, GREYHOUND SUBDIVISION FILING NO. 1, A DISTANCE OF 104.75 FEET TO THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 2, AND A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 1840.00 FEET, A CENTRAL ANGLE OF 04 DEGREES 32 MINUTES 14 SECONDS, AND A CHORD WHICH BEARS SOUTH 25 DEGREES 04 MINUTES 46 SECONDS WEST, A DISTANCE OF 145.67 FEET;
THENCE SOUTHERLY COINCIDENT WITH THE ARC OF SAID CURVE A DISTANCE OF 145.71 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL 7:

THAT PART OF TRACT 7, ROBERTS GARDENS, DESCRIBED AS:

BEGINNING 626 FEET 2 INCHES WEST OF THE SOUTHEAST CORNER OF TRACT 8;
THENCE NORTH 398 FEET;
THENCE WEST 114.3 FEET;
THENCE NORTH 133 FEET;
THENCE EAST 99.80 FEET;
THENCE NORTH 100 FEET TO NORTH LINE OF TRACT 7;
THENCE EAST TO A POINT 266.17 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT 7;
THENCE SOUTH 630 FEET;
THENCE WEST TO POINT OF BEGINNING;
EXCEPTING THEREFROM ALL THAT PART OF SAID LEGAL DESCRIPTION LYING WITHIN THE BOUNDARIES OF GREYHOUND SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL 8:

LOT 1, BLOCK 1, GREYHOUND SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

ALSO KNOWN BY STREET AND NUMBER AS: 6450, 6460 & 6510 HIGHWAY 2, AND 5155 EAST 64TH AVENUE.