

ORDINANCE NO: Z-918-15

INTRODUCED BY:

AMADOR, BENSON, BULLOCK, CARSON, DOUGLAS,
ELLIOTT, FORD, MCELDOWNEY, TETER

AN ORDINANCE REZONING THE PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, LOCATED AT 5360 MONACO 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 February 3, 2015 concerning land hereinafter described, and that said Notice was published January 27, 2015 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 March 2, 2015 regarding rezoning of land hereinafter described, and that said Notice was published on February 17, 2015 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-2 be rezoned R-2 as defined in the Commerce City Land Development Code, subject to the following conditions:

- a. No vehicular access shall be allowed from Rosemary Street. Since the property is bordered on all sides by existing or future right-of-way, vehicular access from Rosemary Street will not be permitted; however, access from the north and south of the property is still possible via East 83rd and 84th Avenues, as well as from the east via the future Syracuse Street.
- b. Due to the property having multiple frontages, and the desire to increase building presence and a commercial appearance along Rosemary Street, the side of the property fronting Rosemary Street shall be considered the front of the property, the sides fronting East 83rd and 84th Avenues shall be considered the sides of the property, and the side fronting the future Syracuse Street shall be considered the rear of the property. In the event that the property is subdivided, those lots with frontage along Rosemary Street shall consider Rosemary Street to be the front of the properties.

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 2ND DAY OF MARCH, 2015.

PASSED ON SECOND AND FINAL READING AND PUBLIC NOTICE ORDERED THIS 6TH
DAY OF APRIL 2015.

CITY OF COMMERCE CITY, COLORADO

BY _____
Sean Ford, Mayor

ATTEST:

Laura J. Bauer, City Clerk

Exhibit “A”
(Legal Description)
Case #Z-918-15

Lot 31 & 32,
Block 5,
Tiffany Subdivision,
County of Adams,
State of Colorado

Also known by street and number as 5360 Monaco Street, Commerce City, CO 80022