

ORDINANCE NO: Z-909-14

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

AN ORDINANCE REZONING LOT 1 FROM ADAMS COUNTY A-3 TO COMMERCE CITY R-1 ZONE DISTRICT AND LOT 2 FROM ADAMS COUNTY A-3 TO COMMERCE CITY AG FOR THE PROPERTIES DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, LOCATED AT 10730 POTOMAC 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 May 6, 2014 concerning land hereinafter described, and that said Notice was published April 29, 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 June 2, 2014 regarding rezoning of land hereinafter described, and that said Notice was published May 20, 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 Adams County A-3 be rezoned R-1 for Lot 1 and AG for Lot 2 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 2ND DAY OF JUNE 2014.

PASSED ON SECOND AND FINAL READING AND PUBLIC NOTICE ORDERED THIS 7TH DAY OF JULY 2014.

CITY OF COMMERCE CITY, COLORADO

BY _____
Sean Ford, Mayor

ATTEST:

Exhibit "A"
(Legal Description)
Case #Z-909-14

LEGAL DESCRIPTION AND DEDICATION:

PART OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 7, THENCE NORTH 88°59'35" EAST ALONG THE NORTH LINE OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 7, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°59'35" EAST ALONG SAID NORTH LINE A DISTANCE OF 168.00 FEET TO THE PERIMETER OF BLOCK 2, NORTH RANGE VILLAGE AS RECORDED IN FILE 18 AT PAGE 237, ADAMS COUNTY RECORDS; THENCE SOUTH 00°00'00" WEST ALONG SAID PERIMETER, A DISTANCE OF 550.00 FEET; THENCE SOUTH 88°59'35" WEST, ALONG SAID PERIMETER, A DISTANCE OF 168.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF POTOMAC STREET; THENCE NORTH 00°00'00" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 550.00 FEET TO THE POINT OF BEGINNING. CONTAINS 2.12 ACRES MORE OR LESS.