

ORDINANCE NO: Z-901-12

INTRODUCED BY: BENSON, BULLOCK, CARSON, DOUGLAS, ELLIOTT, FORD, MCELDFOWNEY, MORENO, TETER

AN ORDINANCE REZONING FROM C-3 and R-2 TO I-2 ZONE DISTRICT THE PROPERTIES DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, LOCATED AT 7021, 7055, AND 7065 EAST 54<sup>TH</sup> PLACE, 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 June 5, 2012 concerning land hereinafter described, and that said Notice was published May 29, 2012 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 18, 2012 regarding rezoning of land hereinafter described, and that said Notice was published June 5, 2012 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 C-3 and R-2 be rezoned I-2 as defined in the Commerce City Land Development Code, subject to the following condition:

- A. All development on site shall be in accordance with an approved Development Plan. A Development Plan amendment shall be submitted for review and approval by the Planning Division, should the applicant construct any buildings greater than 5,000 square feet not contained in the original Development Plan.

**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 18<sup>TH</sup> DAY OF JUNE 2012.

PASSED ON SECOND AND FINAL READING AND PUBLIC NOTICE ORDERED THIS 16<sup>TH</sup> DAY OF JULY 2012.

***CITY OF COMMERCE CITY, COLORADO***

BY \_\_\_\_\_  
Sean Ford, Mayor

ATTEST:

\_\_\_\_\_  
Laura J. Bauer, City Clerk

***Exhibit "A"***  
***(Legal Description)***  
***Case #Z-901-12***

PARCEL ONE:

THE EAST ONE-HALF OF TRACT 19, AND THE WEST ONE-HALF OF TRACT 20, KEMP SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL TWO:

THE WEST ONE-HALF OF TRACT 19, KEMP SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.