

ORDINANCE NO: Z-947-18

INTRODUCED BY: DIAZ, DOUGLAS, ELLIOT, FORD, FRANK, GUARDIOLA, HUSEMAN,
MADERA, TETER

AN ORDINANCE REZONING FROM I-3 TO C-3 THE PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, LOCATED AT 6091 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 March 6, 2018 concerning land hereinafter described, and that said Notice was published February 27, 2018 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 April 2, 2018 regarding rezoning of land hereinafter described, and that said Notice was published on March 20, 2018 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 2ND DAY OF APRIL 2018

PASSED ON SECOND AND FINAL READING AND PUBLIC NOTICE ORDERED THIS 7TH DAY OF MAY 2018.

CITY OF COMMERCE CITY, COLORADO

BY _____
Sean Ford, Mayor

ATTEST:

Laura J. Bauer, MMC, City Clerk

Exhibit “A”
(Legal Description)
Case #Z-947-18

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT RISAS DENTAL BEING THE OWNER OF THAT PART OF THE NORTHWEST QUARTER, SECTION 7, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 7, FROM WHENCE THE NORTH $\frac{1}{4}$ CORNER OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 7 BEARS NORTH 00°16'27" WEST, A DISTANCE OF 2645.42 WITH ALL BEARINGS HEREIN RELATIVE THERETO.

THENCE NORTH 13°21'58" WEST A DISTANCE OF 443.46 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°41'15" WEST, A DISTANCE OF 259.86 FEET; THENCE NORTH 00°18'44" WEST, A DISTANCE OF 194.32 FEET; THENCE NORTH 89°09'46" EAST, A DISTANCE OF 259.87 FEET; THENCE SOUTH 00°18'45" EAST, A DISTANCE OF 194.70 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 50,805 SQ. FT., OR 1.166 ACRES MORE OR LESS;