

ORDINANCE NO: Z-933-16

INTRODUCED BY: AMADOR, BULLOCK, CARSON, DIAZ, DOUGLAS, ELLIOTT, FORD, TETER

AN ORDINANCE REZONING THE PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, LOCATED AT 5844 DAHLIA STREET, COMMERCE CITY, COLORADO, FROM I-2 TO C-3 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 April 19, 2016 concerning land hereinafter described, and that said Notice was published April 12, 2016 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 May 2, 2016 regarding rezoning of land hereinafter described, and that said Notice was published on April 19, 2016 and that said Hearing was conducted all in compliance with law.

SECTION 3. The property described in Exhibit "A" attached hereto and made a part hereof, now zoned I-2, is rezoned C-3 as defined in the Commerce City Land Development Code.

SECTION 4. The zoning map of the City of Commerce City, Colorado is hereby amended to reflect the rezoning approved by this ordinance.

INTRODUCED, PASSED ON FIRST READING AND PUBLIC NOTICE ORDERED THIS 2ND DAY OF MAY, 2016.

PASSED ON SECOND AND FINAL READING AND PUBLIC NOTICE ORDERED THIS 6TH DAY OF JUNE, 2016.

CITY OF COMMERCE CITY, COLORADO

BY _____
Sean Ford, Mayor

ATTEST:

Laura J. Bauer, MMC, City Clerk

Exhibit "A"
(Legal Description)
Case #Z-933-16

A PART OF THE SE 1/4 OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 7; THENCE NORTH 69°57'23" WEST ALONG THE WEST LINE OF THE SE 1/4 OF SAID SECTION 7, A DISTANCE OF 398.37 FEET; THENCE NORTH 89°22'34" EAST A DISTANCE OF 163.88 FEET TO THE POINT OF BEGINNING;

THENCE ALONG A CURVE TO THE RIGHT AND ALONG THE NORTHEASTERLY LINE OF A PARCEL OF LAND DESCRIBED IN CONSERVATOR'S DEED RECORDED APRIL 29, 1976 IN BOOK 2668 AT PAGE 433, ADAMS COUNTY RECORDS, SAID CURVE HAVING A CENTRAL ANGLE OF 95°29'50", A RADIUS OF 23.90 FEET, AN ARC LENGTH OF 32.34 FEET, A CHORD BEARING OF NORTH 42°52'31" WEST AND A CHORD DISTANCE OF 34.65 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF DAHLIA STREET;

THENCE NORTH 04°52'25" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 13.68 FEET;

THENCE NORTH 89°54'12" EAST A DISTANCE OF 118.09 FEET;

THENCE SOUTH 00°48'05" EAST A DISTANCE OF 37.74 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST 58TH PLACE;

THENCE SOUTH 89°22'34" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 56.53 FEET TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.