

ORDINANCE NO: Z-939-17

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

AN ORDINANCE REZONING FROM I-2 TO C-3 AND I-1 THE PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, LOCATED AT 5850 DAHLIA 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 January 3, 2017 concerning land hereinafter described, and that said Notice was published December 27, 2017 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 February 6, 2017 regarding rezoning of land hereinafter described, and that said Notice was published on January 24, 2017 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 C-3 and I-1 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 6TH DAY OF FEBRUARY 2017.

PASSED ON SECOND AND FINAL READING AND PUBLIC NOTICE ORDERED THIS 6TH DAY OF MARCH 2017.

CITY OF COMMERCE CITY, COLORADO

BY _____
Sean Ford, Mayor

ATTEST:

Laura J. Bauer, MMC, City Clerk

Exhibit "A"
(Legal Description)
Case #Z-939-17

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT SANS SOUCI ENTERPRISES LLC, BEING THE OWNER OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; TO WIT; BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 7, THENCE SOUTH 0°15'10" EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 964.89 FEET; THENCE LEAVING SAID SECTION LINE NORTH 89°44'49" EAST, A DISTANCE OF 80.82 FEET; THENCE NORTH 04°44'24" EAST, A DISTANCE OF 39.02 FEET, MORE OR LESS TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF DAHLIA STREET, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 04°44'24" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF DAHLIA STREET, A DISTANCE OF 164.99 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF DAHLIA STREET, NORTH 89°54'14" EAST, A DISTANCE OF 263.94 FEET; THENCE SOUTH 00°14'17" WEST, A DISTANCE OF 21.25 FEET; THENCE NORTH 88°24'01" EAST, A DISTANCE OF 17.01 FEET; THENCE SOUTH 00°18'25" EAST, A DISTANCE OF 12.01 FEET; THENCE SOUTH 00°11'46" EAST, A DISTANCE OF 167.17 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EAST 58TH PLACE; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST 58TH PLACE SOUTH 89°16'04" WEST, A DISTANCE OF 176.55; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE OF EAST 58TH PLACE, NORTH 00°54'03" WEST, A DISTANCE OF 37.74 FEET; THENCE SOUTH 89°48'14" WEST, A DISTANCE OF 118.01 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING. CONTAINING 53,428 SQ. FT. OR 1.227 ACRES MORE OR LESS.