

ORDINANCE NO: Z-942-17

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

AN ORDINANCE REZONING FROM ADAMS COUNTY C-4 TO COMMERCE CITY C-3 THE PROPERTIES DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, GENERALLY LOCATED AT NORTH OF EAST 88TH AVENUE AND WEST OF INTERSTATE 76 (PIN: 172120011007 AND 172120011005), 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 August 1, 2017 concerning land hereinafter described, and that said Notice was published July 25, 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 September 18, 2017 regarding rezoning of land hereinafter described, and that said Notice was published on September 5, 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 Adams County C-4 be rezoned Commerce City 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 18TH DAY OF SEPTEMBER 2017.

PASSED ON SECOND AND FINAL READING AND PUBLIC NOTICE ORDERED THIS 16TH DAY OF OCTOBER 2017.

**CITY OF COMMERCE CITY, COLORADO**

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

ATTEST:

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

***Exhibit “A”***  
***(Legal Description)***  
***Case #Z-942-17***

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, ALSO BEING KNOWN AS LOT 3, SCIEN-TURF-IC SUBDIVISION AMENDED 2ND FILING, COUNTY OF ADAMS, STATE OF COLORADO, ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER 1/4 CORNER OF SAID SECTION 20, FROM WHENCE THE EAST 1/4 CORNER OF SAID SECTION 20 BEARS N89°41'32"E, A DISTANCE OF 2659.14 FEET; THENCE S02°21'57"E, A DISTANCE OF 973.53 FEET TO THE NORTHWEST CORNER OF SAID LOT 3 AND TO THE POINT OF BEGINNING;

THENCE ON THE BOUNDARY OF SAID LOT 3 THE FOLLOWING FOUR COURSES:

- 1) N89°41'33"E, A DISTANCE OF 443.86 FEET;
- 2) ON THE NORTHWESTERLY RIGHT-OF-WAY OF U.S. HIGHWAYS 85 AND 76, S32°42'23"W, A DISTANCE OF 250.61 FEET;
- 3) N89°19'57"W, A DISTANCE OF 308.42 FEET;
- 4) ON THE EAST RIGHT-OF-WAY LINE OF MONACO STREET, N00°00'37"W, A DISTANCE OF 204.90 FEET, TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 78,234 SQUARE FEET OR 1.796 ACRES, MORE OR LESS.

**And**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, ALSO BEING KNOWN AS LOT 1, SCIEN-TURF-IC SUBDIVISION AMENDED 2ND FILING, COUNTY OF ADAMS, STATE OF COLORADO, ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER 1/4 CORNER OF SAID SECTION 20, FROM WHENCE THE EAST 1/4 CORNER OF SAID SECTION 20 BEARS N89°41'32"E, A DISTANCE OF 2659.14 FEET; THENCE S02°56'39"E, A DISTANCE OF 781.73 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, AND TO THE POINT OF BEGINNING;

THENCE ON THE BOUNDARY OF SAID LOT 1 THE FOLLOWING FOUR COURSES;

- 1) N89°41'33"E, A DISTANCE OF 234.87 FEET;
- 2) S00°00'30"E, A DISTANCE OF 192.00 FEET;
- 3) S89°41'33"W, A DISTANCE OF 234.86 FEET;
- 4) ON THE EAST RIGHT-OF-WAY LINE OF MONACO STREET, N00°00'37"W, A DISTANCE OF 192.00 FEET, TO THE POINT OF BEGINNING

SAID PARCEL CONTAINS 45,092 SQUARE FEET OR 1.035 ACRES, MORE OR LESS.