

SPONSORED BY: MAYOR DODGE

COUNCILMAN'S RESOLUTION

NO. CB-1909
Series of 2018

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

A PUBLIC HEARING WILL BE HELD ON CB-1908, SERIES OF 2018, ENTITLED "A BILL FOR A SPECIAL ORDINANCE REZONING FROM O-1 OPEN SPACE TO R-1-B RESIDENTIAL, CERTAIN REAL PROPERTY IN THE CITY OF NORTHGLENN LOCATED AT 10700 PECOS STREET IN THE COUNTY OF ADAMS, STATE OF COLORADO, AND AMENDING THE ZONING MAP OF THE CITY OF NORTHGLENN" ON JUNE 25, 2018 AT 7:00 P.M., CITY HALL COUNCIL CHAMBERS, 11701 COMMUNITY CENTER DRIVE, NORTHGLENN.

DATED this 11th day of June, 2018.



CAROL A. DODGE
Mayor

ATTEST:



JOHANNA SMALL, CMC
City Clerk

AFFIDAVIT OF POSTING:

I, Johanna Small, certify that CB-1909 was posted at the authorized posting places in the City of Northglenn this 12th day of June, 2018.



City Clerk's Office

SPONSORED BY: MAYOR DODGE

COUNCILMAN'S BILL

ORDINANCE NO.

No. CB-1909
Series of 2018

Series of 2018

A BILL FOR A SPECIAL ORDINANCE REZONING FROM O-1 OPEN SPACE TO R-1-B RESIDENTIAL, CERTAIN REAL PROPERTY IN THE CITY OF NORTHGLENN LOCATED AT 10700 PECOS STREET IN THE COUNTY OF ADAMS, STATE OF COLORADO, AND AMENDING THE ZONING MAP OF THE CITY OF NORTHGLENN

WHEREAS, all of the property described in **Exhibit A** is currently zoned O-1 Open Space; and

WHEREAS, the City Council desires to rezone the property described in **Exhibit A** to R-1-B Single Family Residential based on their finding of facts.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

Section 1. Findings of Fact. The City Council hereby makes the following findings of fact:

- (a) That there is a need for the proposed use;
- (b) That this particular parcel of ground is indeed the correct site for the proposed development
- (c) That there has been an error in the original zoning; or
- (d) That there have been significant changes in the area to warrant a zone change;
- (e) That adequate circulation exists and traffic movement would not be impeded by the development; and
- (f) Additional municipal service costs will not be incurred which the City is not prepared to meet.

Section 2. Rezoning. Pursuant to the provisions of the Northglenn Zoning Ordinance, as amended, and upon the recommendation of the Northglenn Planning Commission (Case No. Z-2-18), a zoning change to R-1-B Single Family Residential is hereby allowed and granted for the real property in the City of Northglenn, Colorado commonly known as 10700 Pecos Street and described in the attached **Exhibit A**.

Section 3. Change of Zone Maps. The official zoning map of the City of Northglenn, pursuant to the provisions of Section 11-3-1 of the Municipal Code of the City of Northglenn, as amended, and the Comprehensive Master Plan of the City of Northglenn shall be and hereby are ordered amended to conform with the provisions of this Ordinance.

Section 4. Violations-Penalty. Violations of the provisions of this Ordinance shall be punishable under the provisions provided in Section 1-1-10 of the Northglenn Municipal Code.

INTRODUCED, READ AND ORDERED POSTED this 11th day of June, 2018.



CAROL A. DODGE
Mayor

ATTEST:



JOHANNA SMALL, CMC
City Clerk


PASSED ON SECOND AND FINAL READING this ____ day of _____, 2018.

CAROL A. DODGE
Mayor

ATTEST:

JOHANNA SMALL, CMC
City Clerk

APPROVED AS TO FORM:



COREY Y. HOFFMANN
City Attorney

EXHIBIT A

LEGAL DESCRIPTION

Part of Lot 14, Block 9, North Glenn – Sixteenth Filing, County of Adams, State of Colorado.

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 14; THENCE NORTH 90° 00'00" EAST ON AN ASSUMED BEARING ALONG THE SOUTH LINE OF SAID LOT 14, A DISTANCE OF 30.00 FEET; THENCE SOUTH 63° 05'22" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 356.64 FEET; THENCE NORTH 11° 36'14" WEST, A DISTANCE OF 204.70 FEET; THENCE NORTH 27° 51'16" WEST, A DISTANCE OF 135.54 FEET; THENCE NORTH 86° 03'42" WEST, A DISTANCE OF 129.50 FEET; THENCE NORTH 82° 39'39" WEST, A DISTANCE OF 115.27 FEET TO A POINT ON THE WEST LINE OF SAID LOT 14; THENCE SOUTH 00° 00'00" WEST ALONG SAID WEST LINE, A DISTANCE OF 182.56 FEET TO THE POINT OF COMMENCEMENT.