

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2013

COUNCIL BILL NO. CB13-0757  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 8822 Beekman Place  
a/k/a 4936 Verbena Street.**

**WHEREAS**, the City Council has determined, based on evidence and testimony presented at the public hearing, that the map amendment set forth below conforms with applicable City laws, is in accordance with the Comprehensive Plan, is necessary to promote the public health, safety and general welfare of the City, is justified by one of the circumstances set forth in Section 12.4.10.14 of the Denver Zoning Code, and is consistent with the neighborhood context and the stated purpose and intent of the proposed zone district;

**NOW THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:**

**Section 1.** That upon consideration of a change in the zoning classification of the land area hereinafter described, Council finds:

1. That the land area hereinafter described is presently classified M-RX-5.
2. That the Owner proposes that the land area hereinafter described be changed to M-MX-5.

**Section 2.** That the zoning classification of the land area in the City and County of Denver described as follows shall be and hereby is changed from M-RX-5 to M-MX-5:

**[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]**

**Parcel 1**  
**Proposed Zoning (M-MX-5)**  
**DESCRIPTION**

A part of Tract E (Northfield Blvd.), Stapleton Filing No. 14 as recorded at Reception Number 2004244314 in the Clerk and Recorder's Office of the City and Country of Denver and a part of Tract AM (Future R.O.W. for Willow St.), Stapleton Filing No. 36 as recorded at Reception Number 2012143494 in said Clerk and Recorder's Office, together with a part of the Southeast Quarter of Section 16, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

**COMMENCING** at the East Quarter Corner of said Section 16;  
thence South 24°32'51" West a distance of 2240.03 feet to the intersection of the centerline of said Tract AM (Future R.O.W. for Willow St.) and the centerline of said Tract E (Northfield Blvd.) and the **POINT OF BEGINNING**;

thence North 00°00'00" East, along said centerline of Tract AM (Future R.O.W. for Willow St.), a distance of 321.20 feet;

thence North 90°00'00" East, a distance of 548.00 feet to the centerline of proposed Xenia St.;

thence South 00°00'00" East, along said centerline proposed Xenia St., a distance of 321.20 feet to said centerline of Tract E (Northfield Blvd.);

thence North 90°00'00" West, along said centerline of Tract E (Northfield Blvd.), a distance of 548.00 feet to the **POINT OF BEGINNING**.

Containing 176,018 square feet or 4.041 acres, more or less.

**BASIS OF BEARING:** Bearings are based on the East line of the Southeast Quarter of Section 16, Township 3 South, Range 67 West of the Sixth Principal Meridian, State of Colorado, bearing North 00°24'43" West based on NAD 83/92 Colorado Central Zone State Plane Coordinates. The East Quarter corner of said Section 16 and the Southeast corner of said Section 16 are both found 3-1/4" aluminum caps stamped: ZBS INC PLS 11434.

in addition thereto those portions of all abutting public rights-of-way, but only to the centerline thereof, which are immediately adjacent to the aforesaid specifically described area.

**Section 3.** That this ordinance shall be recorded by the Manager of Community Planning and Development in the real property records of the Denver County Clerk and Recorder.

**[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]**

1 COMMITTEE APPROVAL DATE: October 29, 2013

2 MAYOR-COUNCIL DATE: November 5, 2013

3 PASSED BY THE COUNCIL: \_\_\_\_\_, 2013

4 \_\_\_\_\_ - PRESIDENT

5 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_, 2013

6 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
7 EX-OFFICIO CLERK OF THE  
8 CITY AND COUNTY OF DENVER

9 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_, 2013; \_\_\_\_\_, 2013

10 PREPARED BY: Brent A. Eisen, Assistant City Attorney DATE: November 7, 2013

11 Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
12 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
13 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
14 § 3.2.6 of the Charter.

15 Douglas J. Friednash, Denver City Attorney

16 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_, 2013