

**BY AUTHORITY**

2      **ORDINANCE NO.** \_\_\_\_\_  
3      **SERIES OF 2012**

COUNCIL BILL NO. CB12-0462  
COMMITTEE OF REFERENCE:  
Se, Transportation & Infrastructure

# **A BILL**

For an ordinance changing the zoning classification for property located at approximately 4800 Verbena Street and 4801 Willow Street.

9       **WHEREAS**, the City Council has determined, based on evidence and testimony presented  
10 at the public hearing, that the map amendment set forth below conforms with applicable City laws,  
11 is in accordance with the Comprehensive Plan, is necessary to promote the public health, safety  
12 and general welfare of the City, is justified by one of the circumstances set forth in Section  
13 12.4.10.14 of the Denver Zoning Code, and is consistent with the neighborhood context and the  
14 stated purpose and intent of the proposed zone district;

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

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

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

21       **Section 2.**    That the zoning classification of the land area in the City and County of  
22 Denver described as follows or included within the following boundaries shall be and hereby is  
23 changed from M-MX-5 TO M-RX-5.

25 [THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

## M-MX-5 AREA

A PARCEL OF LAND BEING A PART OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 67  
WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE CENTER QUARTER CORNER SAID SECTION 16, THENCE SOUTH 31°12'30.39" EAST, A DISTANCE OF 1,961.97 FEET TO THE POINT OF BEGINNING:**

THENCE SOUTH 89°58'57" EAST, A DISTANCE OF 720.83 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 23.87 FEET;

THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 720.84 FEET;

THENCE NORTH 00°00'59" EAST, A DISTANCE OF 24.09 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 17,286 SQUARE FEET OR 0.3968 ACRES OF LAND, MORE OR LESS AND IS GRAPHICALLY DEPICTED ON THE ATTACHED EXHIBIT "A" AS AN AID IN INTERPRETING THE WRITTEN DOCUMENT.

BEARINGS USED HEREIN ARE BASED ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6<sup>TH</sup> P.M. BEING MONUMENTED AT BOTH ENDS BY A 3.25 INCH ALUMINUM CAP STAMPED "URS CORP PLS 20683" AND IS ASSUMED TO BEAR SOUTH 00°40'40" EAST.

1  
2 in addition thereto those portions of all abutting public rights-of-way, but only to the centerline  
3 thereof, which are immediately adjacent to the aforesaid specifically described area.

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

6 COMMITTEE APPROVAL DATE: June 12, 2012

7 MAYOR-COUNCIL DATE: June 19, 2012

8 PASSED BY THE COUNCIL: \_\_\_\_\_, 2012

9 \_\_\_\_\_ - PRESIDENT

10 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_, 2012

11 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
12 EX-OFFICIO CLERK OF THE  
13 CITY AND COUNTY OF DENVER

14 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_, 2012; \_\_\_\_\_, 2012

15 PREPARED BY: Brent A. Eisen, Assistant City Attorney

DATE: June 21, 2012

16 Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
17 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
18 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
19 § 3.2.6 of the Charter.

20 Douglas J. Friednash, Denver City Attorney

21 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_, 2012