

**BY AUTHORITY**

1  
2 ORDINANCE NO. \_\_\_\_\_  
3 SERIES OF 2026

COUNCIL BILL NO. CB26-0207  
COMMITTEE OF REFERENCE:  
Community Planning and Housing

**A BILL**

6 **For an ordinance changing the zoning classification for 2625 East 3rd Avenue in**  
7 **Cherry Creek.**

8  
9 **WHEREAS**, the City Council has determined, based on evidence and testimony presented at  
10 the public hearing, that the map amendment set forth below conforms with applicable City laws, is  
11 consistent with the City’s adopted plans, is in the public interest, and is consistent with the  
12 neighborhood context and the stated purpose and intent of the proposed zone district;

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

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

- 17 a. The land area hereinafter described is presently classified as CCN with Conditions.
- 18 b. It is proposed that the land area hereinafter described be changed to C-CCN-4.

19 **Section 2.** That the zoning classification of the land area in the City and County of Denver  
20 described as follows shall be and hereby is changed from CCN with Conditions to C-CCN-4:

21  
22 THE NORTH 37 1/2 FEET AND THE SOUTH 62 1/2 FEET OF PLOT 10 AND THE  
23 SOUTH 1/2 OF PLOT 9, BLOCK 35, HARMANS SUBDIVISION, CITY AND  
24 COUNTY OF DENVER, STATE OF COLORADO.  
25 Known as: 2625 & 2635 E. Third Avenue, Denver, CO 80206  
26

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

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

1 COMMITTEE APPROVAL DATE: March 3, 2026

2 MAYOR-COUNCIL DATE: March 10, 2026

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

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

5 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

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

9 NOTICE PUBLISHED IN THE DENVER POST: \_\_\_\_\_ ; \_\_\_\_\_

10 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: March 12, 2026

11 Pursuant to Section 13-9, 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  
16 Miko Ando Brown, Denver City Attorney

17 BY:  \_\_\_\_\_, Assistant City Attorney DATE: 3/11/2026 | 1:58 PM MDT  
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