

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2025

COUNCIL BILL NO. CB25-0153  
COMMITTEE OF REFERENCE:  
South Platte River

**A BILL**

**For an ordinance changing the zoning classification for 627 South Lipan Street in Athmar Park.**

**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 consistent with the City’s adopted plans, is in the public interest, 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:

- a. The land area hereinafter described is presently classified as E-SU-B.
- b. It is proposed that the land area hereinafter described be changed to I-MX-3.

**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 E-SU-B to I-MX-3:

A PORTION OF LOTS 40-48, BLOCK 30, VALVERDE, SITUATED IN THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 30, THENCE ALONG THE EAST LINE OF SAID BLOCK 30, N00°43'10"W, A DISTANCE OF 2.00 FEET; THENCE ON A LINE PARALLEL WITH AND 2.00 FEET NORTH OF THE SOUTH LINE OF SAID BLOCK 30, S89°44'20"W, A DISTANCE OF 9.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON SAID LINE, S89°44'20"W, A DISTANCE OF 204.85 FEET; THENCE N00°15'40"W, A DISTANCE OF 122.95 FEET; THENCE ON THE NORTH LINE OF SAID BLOCK 30, N89°45'12"E, A DISTANCE OF 203.86 FEET; THENCE ON A LINE PARALLEL WITH AND 9.00 FEET WEST OF THE EAST LINE OF SAID BLOCK 30, S00°43'10"E, A DISTANCE OF 122.91 FEET TO THE POINT OF BEGINNING, CONTAINING 25,121 SQUARE FEET MORE OR LESS.

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.

1 COMMITTEE APPROVAL DATE: February 26, 2025

2 MAYOR-COUNCIL DATE: March 4, 2025

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 DAILY JOURNAL: \_\_\_\_\_ ; \_\_\_\_\_

10 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: March 6, 2025

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 Katie J. McLoughlin, Interim Denver City Attorney

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18 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_