

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2026

COUNCIL BILL NO. CB26-0391
COMMITTEE OF REFERENCE:
South Platte River

A BILL

For an ordinance changing the zoning classification for 3232 Larimer Street in Five Points.

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 R-MU-30 with Waivers.
- b. It is proposed that the land area hereinafter described be changed to I-MX-3, DO-7.

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 R-MU-30 with Waivers to I-MX-3, DO-7:

ALL THAT REAL PROPERTY DESCRIBED AND CONVEYED IN THAT CERTAIN WARRANTY DEED RECORDED SEPTEMBER 10, 2010 AT RECEPTION No. 2010102042, LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**ALL OF LOTS 8, 9, AND 10,
BLOCK 36,
CASE AND EBERTS ADDITION TO THE CITY OF DENVER,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

ALSO KNOWN AS 3232 LARIMER STREET, DENVER, CO 80205

CONTAINING 9,382 SQUARE FEET OR 0.215 ACRES OF LAND, 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.

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

3 COMMITTEE APPROVAL DATE: April 8, 2026

4 MAYOR-COUNCIL DATE: April 14, 2026

5 PASSED BY THE COUNCIL: 05/18/2026

6 Signed by:
Amanda Sandoval - PRESIDENT
B6E10C2C8B93472...

7 APPROVED: _____ - MAYOR _____

8 ATTEST: _____ - CLERK AND RECORDER,
9 EX-OFFICIO CLERK OF THE
10 CITY AND COUNTY OF DENVER

11 NOTICE PUBLISHED IN THE DENVER POST: _____ ; _____

12 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: April 16, 2026

13 Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of
14 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed
15 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
16 § 3.2.6 of the Charter.

17
18 Miko Ando Brown, Denver City Attorney

19 Signed by:
20 BY: Jonathan Griffin, Assistant City Attorney
B622307D59DE47B...

DATE: 4/16/2026 | 9:14 AM MDT