

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2018

COUNCIL BILL NO. CB18-0244  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 25th Street and Glenarm Place 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, furthers the public health, safety and general welfare of the City, will result in regulations and restrictions that are uniform within the U-RH-2.5, UO-3 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 G-MU-3, UO-3 and R-3, UO-3.

b. It is proposed that the land area hereinafter described be changed to U-RH-2.5, UO-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 G-MU-3, UO-3 and R-3, UO-3 to U-RH-2.5, UO-3:

**Legal description for proposed Five Points Legislative Zone Map Amendment Council District 9**

A part of the Clements Addition Subdivision, and a part of the Stile’s Addition Subdivision located in the Northeast One Quarter of Section 34, Township 3 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

That the zoning classification of the area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from **G-MU-3 UO-3 and R-3 UO-3 to U-RH-2.5:**

**Clements Addition**

- Block 187: Lots 15 through 23
- Block 188: Lots 1 through 4 and the Northeast 1/2 of Lot 5
- Block 217: Lots 1 through 30

1 **Stiles Addition**  
2 Block 182: Lots 22 through 32  
3 Block 183: Lots 17 through 31  
4 Block 186: Lots 3 through 24  
5 Block 187: Lots 1 through 16 and Lots 19 through 32  
6 Block 217: Lots 1 through 6  
7

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

10 **Section 3.** That this ordinance shall be recorded by the Manager of Community Planning and

11 Development in the real property records of the Denver County Clerk and Recorder.

12 COMMITTEE APPROVAL DATE: March 13, 2018

13 MAYOR-COUNCIL DATE: March 20, 2018

14 PASSED BY THE COUNCIL: \_\_\_\_\_

15 \_\_\_\_\_ - PRESIDENT

16 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

17 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
18 EX-OFFICIO CLERK OF THE  
19 CITY AND COUNTY OF DENVER

20 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_;

21 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: March 22, 2018

22 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
23 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
24 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
25 § 3.2.6 of the Charter.

26 Kristin M. Bronson, Denver City Attorney

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