

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.

