

1 **BY AUTHORITY**

2 ORDINANCE NO. _____
3 SERIES OF 2025

COUNCIL BILL NO. CB25-1635

COMMITTEE OF REFERENCE:

Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance changing the zoning classification of 3333 West Regis
7 Boulevard and 5051-5115 North Federal Boulevard in Regis.**

8 **WHEREAS**, the City Council has determined, based on evidence and testimony presented
9 at the public hearing, that the map amendment set forth below conforms with applicable City laws,
10 is consistent with the City's adopted plans, is in the public interest, is consistent with the
11 neighborhood context and stated purpose and intent of the proposed zone district, and meets the
12 criteria set forth in 12.4.10.8 of the Denver Zoning Code;

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. That the land area hereinafter described is presently classified as R-5 with
18 conditions, B-3, and E-CC-3x.

19 b. It is proposed that the land area hereinafter described be changed to
20 PUD-G 37.

21 **Section 2.** That the zoning classification for the land area in the City and County of Denver
22 described as follows shall be and hereby is changed from R-5 with conditions, B-3, and E-CC-3x to
23 PUD-G 37:

24
25 A PARCEL OF LAND BEING A PORTION OF THE PROPERTY RECORDED
26 AT RECEPTION NO. 2019056702, ALL OF ASSESSOR'S PARCEL NO'S.
27 0217300020, 021730020 AND 0217300033 PER THE CITY AND COUNTY OF
28 DENVER ASSESSOR'S OFFICE, LOCATED IN THE SOUTHWEST QUARTER OF
29 SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL
30 MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE
31 PARTICULARLY DESCRIBED AS FOLLOWS:

32
33 COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 17,
34 THENCE ALONG THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER,
35 N89°16'04"W A DISTANCE OF 34.50 FEET TO THE NORTHEAST CORNER OF
36 SAID PROPERTY RECORDED AT RECEPTION NO. 2019056702 AND A POINT
37 ON THE WESTERLY RIGHT-OF-WAY LINE OF FEDERAL BOULEVARD SAID
38 POINT BEING THE POINT OF BEGINNING;
39 THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S00°26'00"W A

1 DISTANCE OF 1279.80 FEET TO THE SOUTHEAST CORNER OF SAID
2 ASSESSOR'S PARCEL NO. 021730033 AND A POINT ON THE NORTHERLY
3 RIGHT-OF-WAY LINE OF REGIS BOULEVARD AS RECORDED AT RECEPTION
4 NO. 2006055167;
5 THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N89°33'35"W A
6 DISTANCE OF 801.62 FEET TO THE SOUTHEAST CORNER OF SAID
7 ASSESSOR'S PARCEL NO. 021730034;
8 THENCE ALONG THE EASTERLY LINE OF SAID PARCEL, N00°38'01"E A
9 DISTANCE OF 464.14 FEET;
10 THENCE ALONG SAID EASTERLY LINE EXTENDED OF SAID PROPERTY
11 RECORDED AT RECEPTION NO. 2019056702, N00°26'00"E A DISTANCE OF
12 819.74 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SOUTHWEST
13 QUARTER OF SECTION 17;
14 THENCE ALONG SAID NORTHERLY LINE, S89°16'04"E A DISTANCE OF 800.01
15 FEET TO THE POINT OF BEGINNING.

16
17 SAID PARCEL CONTAINS 23.550 ACRES 1,025,844 SQUARE FEET MORE OR
18 LESS.

19
20 ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.

21
22 BASIS OF BEARINGS

23
24 BEARINGS ARE BASED ON AN ASSUMED BEARING OF S89°16'04"E ALONG
25 THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 17,
26 TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
27 CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND BEING
28 MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP ILLEGIBLE AT THE WEST
29 QUARTER CORNER AND A FOUND 3-1/4" ALUMINUM CAP PLS #26288 AT THE
30 CENTER QUARTER CORNER.

31
32 in addition thereto those portions of all abutting public rights-of-way, but only to the centerline
33 thereof, which are immediately adjacent to the aforesaid specifically described area.

34 **Section 3.** PUD-G 37, as filed in the words and figures contained and set forth therein,
35 available in the office and on the web page of City Council, and filed in the office of the City Clerk
36 on the 22nd day of October 2025, under City Clerk's Filing No. 20250174, is hereby approved.

37 **Section 4.** This Ordinance shall be recorded by the Manager of Community Planning and
38 Development in the real property records of the Clerk and Recorder of the City and County of Denver.

1 COMMITTEE APPROVAL DATE: November 4, 2025

2 MAYOR-COUNCIL DATE: N/A

3 PASSED BY THE COUNCIL: 12/8/2025

4  - PRESIDENT

5 APPROVED:  - MAYOR 12/10/2025

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: November 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 Katie J. McLoughlin, Interim City Attorney

16 BY:  Assistant City Attorney DATE: 11/6/2025 | 8:52 AM MST