

1 **BY AUTHORITY**

2 ORDINANCE NO. _____
3 SERIES OF 2026

COUNCIL BILL NO. CB25-2147
COMMITTEE OF REFERENCE:
4 Community Planning and Housing

5 **A BILL**

6 **For an ordinance changing the zoning classification for 3050 Richard Allen Court**
7 **in Skyland.**

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

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. The land area hereinafter described is presently classified as R-2-A with waivers.
- 18 b. It is proposed that the land area hereinafter described be changed to E-MX-2x.

19 **Section 2.** That the zoning classification of the land area in the City and County of Denver
20 described as follows shall be and hereby is changed from R-2-A with waivers to E-MX-2x:

21
22 PART OF BLOCK 14, CLAYTON PARK ADDITION. CITY AND COUNTY OF
23 DENVER, MORE
24 PARTICULARLY DESCRIBED AS FOLLOWS:

25
26 BEGINNING AT A POINT ON THE WEST LINE OF SAID BLOCK 14, 356.7 FEET
27 NORTH OF
28 THE SOUTHWEST CORNER OF LOT 6 OF SAID BLOCK 14;
29 THENCE EAST 200 FEET; THENCE SOUTH 395.38 FEET;
30 THENCE WEST 200 FEET TO THE WEST LINE OF SAID BLOCK 14;
31 THENCE NORTH 395.38 FEET ON SAID WEST LINE TO THE POINT OF
32 BEGINNING;
33 TOGETHER WITH THE VACATED ALLEY INCLUDED THEREIN,

34
35 EXCEPT THAT PORTION CONVEYED TO THE BISHOP RICHARD ALLEN
36 CENTER, INC. IN
37 WARRANTY DEED RECORDED FEBRUARY 7, 1986, UNDER RECEPTION NO.
38 026058, CITY
39 AND COUNTY OF DENVER, STATE OF COLORADO.

40
41 in addition thereto, those portions of all abutting public rights-of-way, but only to the centerline

1 thereof, which are immediately adjacent to the aforesaid specifically described area.

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

4 COMMITTEE APPROVAL DATE: January 6, 2026

5 MAYOR-COUNCIL DATE: N/A

6 PASSED BY THE COUNCIL: _____

7 _____ - PRESIDENT

8 APPROVED: _____ - MAYOR _____

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

12 NOTICE PUBLISHED IN THE DENVER POST: _____ ; _____

13 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: January 8, 2026

14 Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of
15 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed
16 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
17 § 3.2.6 of the Charter.

18

19 Miko Ando Brown, Denver City Attorney

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21 BY: _____, Assistant City Attorney DATE: _____