

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2026

COUNCIL BILL NO. CB26-0619
COMMITTEE OF REFERENCE:
Community Planning and Housing

A BILL

For an ordinance changing the zoning classification for 17671-17675 East 64th Avenue in DIA.

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, and meets the criteria set forth in 12.4.10.8 of the Denver Zoning Code;

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 C-MU-30 with Waivers and Conditions, UO-1, AIO; and C-MU-20 with Waivers and Conditions, AIO; and Gateway, AIO.
- b. It is proposed that the land area hereinafter described be changed to PUD-G #40.

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 C-MU-30 with Waivers and Conditions, UO-1, AIO; and C-MU-20 with Waivers and Conditions, AIO; and Gateway, AIO to PUD-G #40:

PARCEL A:

The Southeast Quarter of Section 4, Township 3 South, Range 66 West of the Sixth Principal Meridian Lying South of Denver International Business Center Filing No. 5 recorded August 12, 2015 at Reception No. 2015112451 and West of Yampa Street as shown on the Plat for Denver International Business Center Filing No. 7 recorded February 1, 2018 at Reception No. 2018012488.

Except Tract A of Denver International Business Center Filing No. 7, recorded February 1, 2018 at Reception No. 2018012488.

Except the Right-of-Way for 64th Avenue.

City and County of Denver, State of Colorado.

1 SUBJECT PROPERTY PARCEL A: 3,319,933 SQ/FT OR 76.2152 ACRES, MORE
2 OR LESS.

3
4 FOR INFORMATIONAL PURPOSES ONLY: Assessor Parcel No. 00041-00-207-000
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8 PARCEL B:

9
10 A Parcel of land in the Southwest Quarter of Section 4, Township 3 South, Range 66
11 West of the 6th Principal Meridian, City and County of Denver, State of Colorado
12 being more particularly described as follows:

13 Beginning at the Northeast corner of said Southwest Quarter; Thence West along the
14 North line of said Southwest Quarter a distance of 660 feet; Thence along a line
15 parallel to the East line of said Southwest Quarter a distance of 2,640 feet to a point
16 where said parallel line intersects the South line of said Southwest Quarter; thence
17 East along the South Line of said Southwest Quarter a distance of 660 feet to the
18 Southeast corner of said Southwest Quarter; thence North along the East line of said
19 Southwest Quarter a distance of 2640 feet to the Point of Beginning, except that part
20 described in rule and Order recorded May 15, 1992 under Reception No. R-92-
21 0054138

22 SUBJECT PROPERTY PARCEL B: 1,633,105 SQ/FT OR 37.4909 ACRES, MORE
23 OR LESS.

24
25 FOR INFORMATIONAL PURPOSES ONLY: Assessor Parcel No. 00041-00-231-000
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27
28 PARCEL C:

29
30 A portion of Tract A, Denver International Business Center, Filing No. 7, described as
31 follows:

32 Beginning at the Southeast corner of Tract A, Denver International Business Center
33 Filing No. 7, recorded at Reception No. 2018012488, City and County of Denver
34 records, also being a point on the west right-of-way line of Yampa St. (R.O.W. varies)
35 and located in the Southeast one-quarter of Section 4, Township 3 South, Range 66
36 West, 6th P.M., whence the Southeast corner of said Section 4 bears S 27°55'56" E,
37 a distance of 1,507.29 feet; said point also being the Point of Beginning;

38 Thence along the Southerly line of said Tract A, N 89°47'26" W, a distance of 306.65
39 feet;

40 Thence continuing along said Southerly line N 48°39'43" W, a distance of 38.00 feet;

41 Thence S 89°47'26" E, a distance of 180.39 feet to the Northerly line of said Tract A;

42 Thence along said Northerly line, S 89°47'26" E, a distance of 154.89 feet to the
43 Northeast corner of said Tract A, also being said West line of Yampa St. (R.O.W.
44 varies);

45 Thence along the East line of said Tract A, S 00°12'34" W, a distance of 25.00 feet to
46 the Point of Beginning.

1 City and County of Denver, State of Colorado.

2
3 SUBJECT PROPERTY PARCEL C: 8,023 SQ/FT OR 0.184 ACRES, MORE OR
4 LESS

5
6
7 TOTAL AREA: 4,961,061 SQ/FT OR 113.8901 ACRES, MORE OR LESS.

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

11 **Section 3.** PUD-G #40, as filed in the words and figures contained and set forth therein,
12 available in the office and on the web page of City Council, and filed in the office of the City Clerk on
13 the 14th day of May, 2026, under City Clerk File No. 20260077, is hereby approved.

14 **Section 4.** That this ordinance shall be recorded by the Manager of Community Planning and
15 Development in the real property records of the Denver County Clerk and Recorder.

16 COMMITTEE APPROVAL DATE: May 12, 2026

17 MAYOR-COUNCIL DATE: May 19, 2026

18 PASSED BY THE COUNCIL: _____
19 _____ - PRESIDENT

20 APPROVED: _____ - MAYOR _____

21 ATTEST: _____ - CLERK AND RECORDER,
22 EX-OFFICIO CLERK OF THE
23 CITY AND COUNTY OF DENVER

24 NOTICE PUBLISHED IN THE DENVER POST: _____ ; _____

25 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: May 21, 2026

26 Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of
27 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed
28 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
29 § 3.2.6 of the Charter.

30
31 Miko Ando Brown, Denver City Attorney

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33 BY: _____, Assistant City Attorney DATE: _____