

BY AUTHORITY

1
2 ORDINANCE NO. _____
3 SERIES OF 2026

COUNCIL BILL NO. CB26-0207
COMMITTEE OF REFERENCE:
Community Planning and Housing

A BILL

6 **For an ordinance changing the zoning classification for 2625 East 3rd Avenue in**
7 **Cherry Creek.**

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 CCN with Conditions.
- 18 b. It is proposed that the land area hereinafter described be changed to C-CCN-4.

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 CCN with Conditions to C-CCN-4:

21
22 THE NORTH 37 1/2 FEET AND THE SOUTH 62 1/2 FEET OF PLOT 10 AND THE
23 SOUTH 1/2 OF PLOT 9, BLOCK 35, HARMANS SUBDIVISION, CITY AND
24 COUNTY OF DENVER, STATE OF COLORADO.
25 Known as: 2625 & 2635 E. Third Avenue, Denver, CO 80206
26

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

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

