

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2024

COUNCIL BILL NO. CB24-0557  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for multiple properties in Berkeley, Sunnyside, and Sloan’s Lake neighborhoods.**

**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, furthers the public health, safety and general welfare of the City, will result in regulations and restrictions that are uniform within the U-SU-C1, U-SU-C1 UO-3, U-SU-C1 CO-6, U-SU-C1 CO-7, and U-SU-C1 CO-8 districts;

**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 U-SU-C, U-SU-C UO-3, U-SU-C CO-6, U-SU-C CO-7, and U-SU-C CO-8.

b. It is proposed that the land area hereinafter described be changed to U-SU-C1, U-SU-C1 UO-3, U-SU-C1 CO-6, U-SU-C1 CO-7, U-SU-C1 CO-8.

**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 U-SU-C to U-SU-C1:

**BERKELEY GARDENS**

- Block 1, Lots 1 to 12
- All of Blocks 2 and 4
- Block 5, Lots 1 to 12
- The East 1/2 of Block 8
- All of Blocks 9 and 10

**BERKELEY PARK GARDENS**

- Block 1, Lots 1 and 2
- Block 2, lots 1 to 4
- Block 3, Lots 1 and 2, Lot 3 Except the South 56 1/2' of the North 125', and Lot 4

**BLACKS GRAND VIEW BEING A RESUBDIVISION OF BLOCKS 4 5 6 7 AND 9 GRAND VIEW**

- Block 4, Lots 2 to 40
- Block 5, Lots 1 to 40
- Block 6, Lots 1 to 12
- Block 7, Lots 1 to 20, and Lots 37 to 40

1 Block 9, lots 1 to 40  
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3 **BLAKLEY'S RESUBDIVISION OF LOT 1 BLOCK 11 GRAND VIEW**  
4 Block 11, Lots 1 to 5  
5  
6 **BRENDLE PARK ADDITION**  
7 Block 1, Lots 1 to 15, Lots 26 to 50, and Plot "A" and Plot "B"  
8 Block 2, Lots 1 to 13, and Lots 16 to 19  
9  
10 **DAVIS SUBDIVISION OF LOT 4 BLOCK 14 GRAND VIEW**  
11 Block 14, Lots 1 to 10  
12  
13 **GRAND VIEW**  
14 Block 1, Lot 1 except the West 50' of the east 100', and that part of the west 90' except the South  
15 96.49', and Lots 2 to 4  
16 Block 2, Lots 1 to 4  
17 Block 6, Lot 1, and the West 54.98' of Lot 2  
18 Block 8, Lot 1, the East 150' of Lot 2, and Lots 3 and 4  
19 Block 10, Lots 1 to 4  
20 Block 11, Lots 2 to 4  
21 Block 13, Lots 1 and 2, the East 45' of the South 125' of Lot 3, and Lot 4  
22 Block 14, Lots 1 to 3  
23 Block 15, Lots 1 to 4  
24 Block 16, Lots 1 to 4  
25 Block 17, Lots 1 to 4  
26 Block 18, Lot 1, and That part of Lot 2 beginning at the Northwest Corner of Lot 2 then East 42.9'  
27 South 108' Southwesterly 18' west 35' North 125' to the POB, and Lot 3 except the North 50' of the  
28 West 125'  
29  
30 **HANSENS SUBDIVISION**  
31 Block 2, Lots 11 and 12  
32  
33 **H.C. KINGS SUBDIVISION OF BLOCK 12 OF GRAND VIEW**  
34 Block 12, Lots 1 to 40  
35  
36 **KUNS ADDITION**  
37 Block 1, Lots 1 to 12  
38 Block 2, Lots 1 to 5, and lot 7  
39  
40 **LAKE HEIGHTS SUBDIVISION**  
41 No Block Number, Lot 1 and Lots 3 to 22  
42  
43 **PARK VIEW ADDITION**  
44 No Block Number, Lots 1 to 12  
45  
46 **PROUTY'S RESUBDIVISION OF BLOCK 3 GRAND VIEW**  
47 Block 3, Lots 1 to 37  
48  
49 **Thurston's Second Subdivision**  
50 Block 1, lots 11 to 12

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**WOLFS LAKE COURT ADDITION**

- Block 1, Lots 1 to 19
- Block 2, Lots 29 to 34
- Block 3, Lots 24 to 27
- Block 4, Lots 20 to 23

**The Unplatted Parcels by Street and Address:**

- W. 46TH AVE.  
3100, 3126, 3132, 3150, 3635, 3695, 3735, 3835, 3837, 3839
- W. 47TH AVE.  
3640, 3660, 3680, 3700, 3710, 3720, 3730, 3740, 3750, 3802, 3810, 3820, 3840
- W. ALICE PL.  
3800
- N. GROVE ST.  
4501, 4551, 4567, 4571, 4591
- N. HOOKER ST.  
4550, 4558, 4560, 4570, 4576, 4588
- N. LOWELL BLVD.  
4681, 4687, 4697, 4701, 4707, 4727, 4731, 4737
- N. MEADE ST.  
4660, 4663, 4700, 4701, 4708, 4715, 4717, 4718, 4725, 4726, 4729, 4734, 4735, 4741, 4742
- N. NEWTON ST.  
4660, 4665, 4701, 4702, 4705, 4708, 4714, 4715, 4720, 4725, 4726, 4732, 4735, 4738, 4745, 4755
- N. OSCEOLA ST.  
4703, 4704, 4712, 4715, 4720, 4721, 4728, 4729, 4735, 4736, 4740, 4743, 4753, 4754
- N. QUITMAN ST.  
4670, 4676
- N. RALEIGH ST.  
4701, 4715, 4721, 4725, 4735, 4745
- W. SCOTT PL.  
3129, 3131
- N. STUART ST.  
4750, 4751

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

3 **Section 3.** That the zoning classification of the land area in the City and County of Denver  
4 described as follows shall be and hereby is changed from U-SU-C UO-3 to U-SU-C1 UO-3:

5 **WHITTER AND COFIELD'S SUBDIVISION OF THE TOWN OF HIGHLANDS**  
6 Block 5, The West 50' of Lots 1 to 3

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

9 **Section 4.** That the zoning classification of the land area in the City and County of Denver  
10 described as follows shall be and hereby is changed from U-SU-C CO-6 to U-SU-C1 CO-6:

- 11 **Harkness Heights Subdivision**  
12 All of Block 2  
13 Block 3, Lots 1 through 12, and Lots 15 through 48  
14 All of Blocks 4 through 8  
15 Block 9, Lots 11 through 47  
16 All of Blocks 10 through 12  
17 Block 13, Lot A and Lot B, Lots 1 through 24, and Lots 29 through 48  
18 All of Blocks 14 and 15  
19 Block 16, Lot A, and Lots 1 through 44

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

22 **Section 5.** That the zoning classification of the land area in the City and County of Denver  
23 described as follows shall be and hereby is changed from U-SU-C CO-7 to U-SU-C1 CO-7:

- 24 **BLOCK 2 HOMERS ADDITION**  
25 Block 2, Lots 3 to 48  
26  
27 **BOULEVARD GARDENS**  
28 Block 2, Lots 1 to 48  
29 Block 3, Lots 1 to 48  
30 No Block Number, the East ½ of Lots 1 to 5  
31

- 32 **CHAFFE PARK SUBDIVISION**  
33 Block 1, Lots 1 to 27  
34 Block 2, Lots 1 to 28  
35 Block 3, Lots 1 to 5  
36 Block 4, Lots 1 to 28  
37 Block 5, Lots 1 to 28  
38 Block 6, Lots 1 to 14  
39

- 40 **DECKER'S SUBDIVISION**  
41 Block 16, Lots 1 to 9  
42

- 43 **FINCH AND IVES ADDITION**

- 1 Block 1, Lots 1 to 48
- 2
- 3 **HARTZELL RESUBDIVISION OF LOTS 1 AND 2, BLOCK 17, NORTH HIGHLANDS**
- 4 Block 17, Lots 1 to 8
- 5
- 6 **HOMERS ADDITION**
- 7 Block 1, Lots 1 to 48
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- 9 **KAISERS ADDITION**
- 10 Block 1, Lots 1 to 47
- 11
- 12 **LOSASSO ADDITION**
- 13 All of Block 1
- 14
- 15 **MITZE RESUBDIVISION OF BLOCK 7 & 8 NORTH HIGHLANDS**
- 16 Block 7, Lots 1 to 38
- 17 Block 8, Lots 1 to 38
- 18
- 19 **MITZE RESUBDIVISION OF BLOCK 9 NORTH HIGHLANDS**
- 20 Block 9, Lots 1 to 38
- 21
- 22 **NORTH BOULEVARD HEIGHTS**
- 23 Block 1, Lots 7 to 42
- 24 Block 2, Lots 7 to 18, the North ½ of Lot 19, and Lots 22 to 42
- 25 Block 3, Lots 7 to 10, and Lots 21 to 42
- 26 Block 4, Lots 5 to 43
- 27 Block 5, Lots 2 to 46
- 28
- 29 **NORTH HIGHLANDS**
- 30 Block 4, Lot 3 and the South 100' of the East 120', and the East 50' of the West 50' of Lot 4
- 31 Block 5, Lots 3 and 4
- 32 Block 6, Lots 3 except the 61.73' of the West 125', and Lot 4
- 33 Block 11, Lots 1 to 4
- 34 Block 14, Lot 2 except the South 64', and the East 50' except the north 36' thereof of Lot 3
- 35 Block 15, Lots 1 and 2, the North 60' of Lot 3, and the North 60' of Lot 4 except the East 125'
- 36 Block 16, Lots 3 and 4
- 37 Block 17, Lots 3 and 4
- 38 Block 18, Lots 1 to 4
- 39 Block 22, Adjacent to Block 1, Lot 7 Chaffee Park Sub (4560 N. Tejon St.)
- 40 Block 23, Lots 16 to 27
- 41 Block 24, Lots 5 to 7
- 42
- 43 **TERRE BONNE BLOCK 1 AND 2, PLAT OF**
- 44 Block 1, Lots 1 to 22
- 45 Block 2, Lots 1 to 9
- 46
- 47 **The Unplatted Parcels by Street and Address:**
- 48 W. 46th Ave.
- 49 2505
- 50

1 W. 47th Ave.  
2 2801, 2837, 2895

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4 N. Alcott St.  
5 4609, 4621, 4625, 4639, 4645, 4651, 4657, 4665, 4675, 4685, 4695

6  
7 N. Beach Ct.  
8 4600, 4610, 4620, 4630, 4636, 4640, 4650, 4660, 4670, 4676, 4680, 4690

9  
10 N. Eliot St.  
11 4722, 4726, 4732, 4742, 4752, 4780

12  
13 N. Elm Ct.  
14 4705, 4715, 4721, 4725, 4735, 4745, 4755, 4771

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

17 **Section 6.** That the zoning classification of the land area in the City and County of Denver  
18 described as follows shall be and hereby is changed from U-SU-C CO-8 to U-SU-C1 CO-8:

19 **NORTH HIGHLANDS**  
20 All of Block 21 except the East 125' of the North 100', the East 125' of the South 1.9' of Lot 1, and  
21 the East 125' of Lots 25 and 26  
22 All of Block 28, 29, and 30

23  
24 **NORTH SIDE VILLAGE**  
25 All of Blocks 19 and 20

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

28 **Section 7.** That this ordinance shall be recorded by the Manager of Community Planning and  
29 Development in the real property records of the Denver County Clerk and Recorder.

1 COMMITTEE APPROVAL DATE: April 30, 2024

2 MAYOR-COUNCIL DATE: N/A

3 PASSED BY THE COUNCIL: \_\_\_\_\_

4 \_\_\_\_\_ - PRESIDENT

5 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

6 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
7 EX-OFFICIO CLERK OF THE  
8 CITY AND COUNTY OF DENVER

9 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_ ; \_\_\_\_\_

10 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: May 2, 2024

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  
16 Kerry Tipper, Denver City Attorney

17 BY: *Anshul Bagga*, Assistant City Attorney DATE: May 2, 2024  
18 \_\_\_\_\_