

1  
2 **BY AUTHORITY**

3 ORDINANCE NO. \_\_\_\_\_  
4 SERIES OF 2022

COUNCIL BILL NO. CB22-1101  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

6 **A BILL**

7 **For an ordinance changing the zoning classification for multiple properties in**  
8 **West Highland.**

9  
10 **WHEREAS**, the City Council has determined, based on evidence and testimony presented at  
11 the public hearing, that the map amendment set forth below conforms with applicable City laws, is  
12 consistent with the City’s adopted plans, furthers the public health, safety and general welfare of the  
13 City, will result in regulations and restrictions that are uniform within the U-SU-A1, U-SU-B1, and U-  
14 SU-C1 districts;

15 **NOW THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF**  
16 **DENVER:**

17 **Section 1.** That upon consideration of a change in the zoning classification of the land area  
18 hereinafter described, Council finds:

- 19 a. The land area hereinafter described is presently classified as U-SU-A, U-SU-B and U-  
20 SU-C.
- 21 b. It is proposed that the land area hereinafter described be changed to U-SU-A1, U-SU-B1  
22 and U-SU-C1.

23 **Section 2.** That the zoning classification of the land area in the City and County of Denver  
24 described as follows shall be and hereby is changed from U-SU-A to U-SU-A1:

- 25 2ND FILING OF A PORTION OF HIGHLAND PARK
- 26 Block 38, Lots 21 to 24, and Lots 29 to 31
- 27 Block 43, The West 1/2 of Lot 22, and Lots 23 and 24
- 28 Block 45, Lots 1 to 4, the East 1/2 of Lot 34, and Lots 35 to 48
- 29 Block 51, Lots 1 to 34
- 30 Block 52, Lots 1 to 16, and Lots 25 to 48
- 31 Block 53, Lots 1 to 24, and Lots 28 to 44
- 32 Block 54, Lots 1 to 46
- 33 Block 55, Lots 1 to 46
- 34 Block 56, Lots 1 to 48
- 35 Block 57, Lots 5 and 6, the East 1/2 of Lot 7, Lots 9 to 17, and the East 18 FEET of Lot 18
- 36 Block 58, Lots 1 to 46
- 37 ANDERSON'S SUBDIVISION OF LOTS 1 TO 4 BLOCK 8, KOUNTZE HEIGHTS
- 38 Block 8, Lots 1 to 4
- 39

1 ASHLAND HEIGHTS  
2 Block 1, Lots 1 to 34  
3 Block 2, Lots 1 to 9, the North 1/2 of Lot 11, and Lots 12 to 24  
4 Block 3, Lots 1 to 34  
5  
6 CLAWSONS SUBDIVISION OF LOTS 1 2 3 AND 4 BLOCK 57 OF THE 2ND FILING OF A  
7 PORTION OF HIGHLAND PARK  
8 Block 57, Lots 1 to 4  
9  
10 CLAWSONS SUBDIVISION OF LOTS 45 46 47 AND 48 OF BLOCK 53 OF THE 2ND  
11 FILING OF A PORTION OF HIGHLAND  
12 Block 53, Lots 1 to 5  
13  
14 CORNFORTH HEIGHTS  
15 Block 1, Lots 45 to 48  
16 Block 2, Lots 1 to 4, and Lots 43 and 44  
17  
18 HERR'S SUBDIVISION  
19 Block 44, Lots 1 to 5, and Lots 45 to 48  
20  
21 WRIGHT'S RESUBDIVISION OF LOTS 11, 12 AND EAST 28 8/10 FEET OF LOT 10 IN  
22 BLOCK 31, HIGHLAND PARK  
23 Block N/A, Lots 28 to 34  
24  
25 HIGHLAND PARK  
26 Block 30, Lots 6 to 13  
27 Block 31, Lots 1 to 8, and the West 11.22 FEET of Lot 9  
28  
29 HIGHLAND PLACE  
30 Block 5, Lots 1 to 7, The North 1/2 of Lot 8, The North 1/3 of Lot 43, and Lots 44 to 48  
31 Block 6, Lots 1 to 4, and Lots 45 to 48  
32 Block 7, Lots 1 to 4, and Lots 47 to 50  
33 Block 8, Lots 1 to 4, The North 15 FEET of Lot 5, and Lots 47 to 50  
34  
35 KOUNTZE HEIGHTS  
36 Block 1, Lots 5 to 21, the East 1/2 of Lot 22, and Lots 25 to 48  
37 Block 2, Lots 25 to 39, and Lots 44 to 48  
38 Block 3, Lots 1 to 48  
39 Block 4, Lots 1 to 48  
40 Block 5, Lots 1 to 48  
41 Block 8, Lots 5 to 24  
42  
43 MORRISONS SUBDIVISION  
44 Block 38, Lots 1 to 5  
45  
46 PACKARDS HILL SUBDIVISION  
47 Block 1, Lots 15 to 21, and Lots 28 to 40 Except the North 15 FEET of the East 52 FEET of  
48 Lot 28, and the South 15 FEET of Lot 41  
49 Block 2, The North 5 FEET of Lot 4 and Lots 5 to 46  
50

1 SAGAMORE HILL  
2 Block 6, Lots 1 to 14  
3  
4 WOLFF PLACE  
5 Block 9, Lots 1 and 2  
6 Block 10, Lots 1 to 6, and Lots 45 to 49  
7  
8 WOLFF PLACE ADDITION  
9 Block 12, Lots 25 to 28  
10 Block 13, Lots 19 to 28  
11 Block 14, Lots 21 to 24, and Lots 29 to 48

12 TOGETHER WITH  
13 All Vacated Street or Alley Rights of Way lying adjacent to described areas.

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

16 **Section 3.** That the zoning classification of the land area in the City and County of Denver  
17 described as follows shall be and hereby is changed from U-SU-B to U-SU-B1:

18 2ND ADDITION TO NEW HOME  
19 Block N/A, Lots 13 to 24  
20

21 2ND FILING OF A PORTION OF HIGHLAND PARK  
22 Block 33, Lots 11 to 27  
23 Block 34, Lots 25 to 48  
24 Block 35, Lots 25 to 48  
25 Block 36, Lots 25 to 27  
26 Block 37, Lots 1 to 48  
27 Block 38, Lots 1 to 20, and Lots 32 to 48  
28 Block 39, Lots 1 to 48  
29 Block 40, Lots 11 to 44  
30 Block 41, Lots 11 to 44  
31 Block 42, Lots 1 to 48  
32 Block 43, Lots 1 to 21, the East 1/2 of Lot 22, and Lots 25 to 48  
33 Block 44, Lots 5 to 24, and Lots 29 to 44  
34 Block 45, Lots 5 to 33, and the West 1/2 of Lot 34  
35 Block 46, Lots 1 to 41  
36 Block 47, Lots 1 to 37  
37 Block 48, Lots 11 to 44  
38 Block 49, Lots 11 to 41  
39 Block 52, Lots 17 to 24  
40

41 3RD ADDITION TO NEW HOME  
42 Block N/A, Lots 1 to 12, and Lots 36 to 48  
43 BROWNS 1ST ADDITION NEW HOME  
44 Block 3, Lots 1 to 48  
45 Block 4, Lots 1 to 48  
46

47 CHILCOTT PLACE

1 Block 1, Lots 5 to 44  
2 Block 2, Lots 6 to 43, and the South 1/2 of Lot 44  
3  
4 CLAWSONS SUBDIVISION OF LOTS 25 26 AND 28 OF BLOCK 44 OF THE 2ND FILING  
5 OF A PORTION OF HIGHLAND PARK  
6 Block 44, Lots 1 to 5  
7  
8 COTTAGE HILL  
9 Block 2, Lots 1 to 6  
10 Block 3, Lots 4 to 6  
11 Block 5, Lots 1 to 24  
12 Block 6, Lots 1 to 12, and Lots 17 to 24  
13 Block 7, Lots 1 to 3, and Lots 13 to 24  
14 Block 9, Lots 1 to 9, and Lots 13 to 24  
15 Block 10, Lots 1 to 24  
16 Block 11, Lots 13 to 24  
17 Block 12, Lots 1 to 24  
18  
19 COTTAGE HILL LAND COMPANYS ADDITION TO COTTAGE HILL  
20 Block N/A, Lots 201 to 252, and Lots 349 to 377, and lots 380 to 400  
21  
22 CUMBERLAND  
23 Block 1, Lots 1 to 4, and Lots 10 to 12  
24 Block 2, Lots 1 to 44, The North 1/2 of Lot 46, and Lots 47 to 50  
25 Block 3, Lots 1 to 24  
26  
27 EARL PLACE  
28 Block 1, Lots 5 to 44  
29 Block 2, Lots 5 to 44  
30  
31 ELLIS RESUBDIVISION OF THE NORTH HALF OF BLOCK 11 AND LOTS 4 TO 12  
32 INCLUSIVE BLOCK 7 COTTAGE HILL ADDITION  
33 Block 7, Lots 1 to 15  
34 Block 11, Lots 1 to 19  
35  
36 FIRST ADDITION TO HIGHLAND PLACE  
37 Block 7, Lots 13 to 38  
38 Block 8, Lots 14 to 21, and Lots 30 to 37  
39  
40 GAINES SUBDIVISION OF LOTS 10 11 AND 12 BLOCK 9 COTTAGE HILL  
41 Block 9, Lots 1 to 5  
42  
43 GRAYS RESUBDIVISION OF LOTS 1 2 3 AND THE SOUTH 10 FEET OF LOT 4 BLOCK 3  
44 COTTAGE HILL  
45 Block 3, Lots 1 to 6  
46 HIGHLAND PARK  
47 Block 24, Lots 1 to 3, and Lot 20 Except the Northerly 10 FEET  
48 That portion of Lots 4, 5, 18 and 19 and the northerly 10 FEET of Lot 20 that are within  
49 Parcel #0229223001000 (3279 N. Grove St.) DIF RCP#0030169 Recorded 6/21/1985  
50 The Westerly 25 FEET of Lot 8, and the Westerly 1/3 of Lot 12

1  
2 HIGHLAND PARK  
3 Block 26, Lots 5 to 11, and Lots 13 and 14  
4 Block 27, Lots 5 to 10  
5 Block 30, Lot 1, and Lot 2 Except the West 42 FEET, and Lots 3, 4, and Lots 14 to 18, and  
6 the West 50 FEET of Lot 19  
7 Block 31, Lots 13 to 24  
8 Block 32, The West 128 FEET of the South 32 FEET of Lot 15, The West 128 FEET of Lot  
9 16, The West 128 FEET of the North 17.5 FEET of Lot 17, The West 160 FEET of the South  
10 12.5 FEET of Lot 17 and the North 25 FEET of Lot 18,  
11 The West 149 FEET of the South 25 FEET of Lot 18, Lot 19, and The North 40 FEET of Lot  
12 20, and all of the South 10 FEET of Lot 20 to Lot 25, and the North 20 FEET of Lot 26, and  
13 Lots 27 and 28, Except the East 34 FEET of the West 69 FEET  
14  
15 HIGHLAND PLACE  
16 Block 3, Lots 1 to 9, the South 20 FEET of Lot 12, Lots 13 to 17, the North 50 FEET of Lots  
17 22 to 25, Lots 26 to 31, and Lots 34 to 42  
18 Block 4, Lots 1 to 17, and Lots 30 to 48  
19 Block 5, The South 1/2 of Lot 8, Lots 9 to 42, and the South 16 2/3 FEET of Lot 43  
20 Block 6, Lots 5 to 44  
21 Block 7, Lots 5 to 12, and Lots 39 to 46  
22 Block 8, The South 10 FEET of Lot 5, and Lots 6 to 10, and Lots 41 to 46  
23  
24 JONES SUBDIVISION OF PART OF BLOCK 1 CUMBERLAND  
25 Block N/A, Lots 5 to 9  
26  
27 KOUNTZE HEIGHTS  
28 Block 6, Lots 1 to 48  
29 Block 7, The West 1.2 FEET of the South 37.5 FEET and the West 16.2 FEET of the North  
30 88.5 FEET of Lot 3, and Lots 4 to 24, and Lots 30 to 43  
31 Block 8, Lots 25 to 48  
32  
33 NEW DEAL PARK  
34 Block N/A, Lots 1 to 16  
35  
36 NEW HOME  
37 Block 1, The West 75 FEET of Lots 25 to 28, and all of Lots 29 to 48  
38 Block 2, Lots 1 to 48  
39  
40 RESUBDIVISION OF BLOCK 1 COTTAGE HILL  
41 Block 1, Lots 1 to 18  
42  
43 RESUBDIVISION OF BLOCK 4 COTTAGE HILL  
44 Block 4, Lots 1 to 4, the South 65 FEET of Lots 5 to 8, and Lots 9 to 16  
45  
46 RESUBDIVISION OF BLOCK 8 COTTAGE HILL  
47 Block 8, Lots 6 to 33  
48  
49 RESUBDIVISION OF LOTS 1 2 3 AND 4 BLOCK 27 HIGHLAND PARK  
50 Block 27, Lots 1 to 9

1  
2 RESUBDIVISION OF THE EAST 125 FEET OF THE ELLIS RESUBDIVISION OF BLOCK 8  
3 COTTAGE HILL  
4 Block 8, Lots 1 to 11  
5  
6 S C COOK SUBDIVISION  
7 Block N/A, Lots 1 to 8  
8  
9 SAGAMORE HILL  
10 Block 1, Lots 17 to 50  
11 Block 2, Lots 1 to 12  
12 Block 3, Lots 1 to 7  
13 Block 4, Lots 1 to 48  
14 Block 5, Lots 1 to 16  
15 Block 7, Lots 1 to 7  
16  
17 SLOANS LAKE HEIGHTS  
18 Block 2, Lots 1 to 48  
19 Block 5, Lots 1 to 48  
20 Block 8, Lots 1 to 33, The West 15 FEET of Lot 34, The East 5 FEET of Lot 35, and all of  
21 Lots 36 to 48  
22  
23 SLOANS RESUBDIVISION OF PART OF BLOCK 6 COTTAGE HILL  
24 Block 6, Lots 1 to 8  
25  
26 SUMMIT SUBDIVISION  
27 Block 1, Lots 5 to 44  
28 Block 2, Lots 5 to 43  
29  
30 SWARTZ SUBDIVISION  
31 Block N/A, Lots 1 to 6  
32  
33 WILLARD PLACE  
34 Block 1, Lots 20 to 34  
35 Block 2, Lots 5 to 44  
36 Block N/A, The East 125.75' of the "SHEW" Tract Adjacent on the South to Lot 20 Block 1  
37 Willard Place  
38  
39 WOLFF PLACE ADDITION  
40 Block 11, Lots 1 to 48  
41 Block 12, Lots 1 to 24, and Lots 29 to 48  
42 Block 13, Lots 1 to 18, and Lots 29 to 48  
43 Block 14, Lots 1 to 20  
44 Block 15, Lots 1 to 48  
45 Block 16, Lots 1 to 48  
46 Block 17, Lots 1 to 48  
47 Block 18, Lots 3 to 48  
48  
49 WOODMAN SUBDIVISION OF EAST HALF OF BLOCK 1 CUMBERLAND  
50 Block 1, Lots 1 to 12

1  
2 The Unplatted Parcels by Street and Address:  
3 N. Osceola St.  
4 3501, 3515, 3523, 3527, 3533, 3535, 3543

5 TOGETHER WITH  
6 All Vacated Street or Alley Rights of Way lying adjacent to described areas.

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 to U-SU-C1:

11 ALLENS RESUB OF LOTS 1 2 3 4 5 6 7 8 AND 9 BLOCK 13 OF COTTAGE HILL  
12 Block 13, Lots 1 to 14

13  
14 CARTERS ADDITION  
15 Block 1, Lots 1 to 22  
16 Block 2, Lots 1 to 14  
17 Block 3, Lots 1 to 48  
18 Block 4, Lots 1 to 48

19  
20 CORNFORTH HEIGHTS  
21 Block 1, Lots 1 to 44  
22 Block 2, Lots 5 to 42

23  
24 COTTAGE HILL  
25 Block 13, Lots 10 to 24  
26 Block 14, Lots 1 to 24  
27 Block 16, Lots 1 to 24  
28 Block 18, Lots 1 to 24  
29 Block 20, Lots 22 to 24  
30 Block 24, Lots 1 to 3, and Lots 6 to 8

31  
32 COTTAGE HILL GARDENS  
33 Block 2, Lots 2 to 5

34  
35 COTTAGE HILL LAND COMPANYS ADDITION TO COTTAGE HILL  
36 Block N/A, Lots 53 to 94, and Lots 107 to 122  
37 Block N/A, Lot 125 Except the West 5 FEET, and Lots 126 to 148  
38 Block N/A, Lots 253 to 294, and Lots 307 to 348

39  
40 DE LAPPE PLACE  
41 Block 3, Lots 11 to 20  
42 Block 4, Lots 1 to 20  
43 Block 5, Lots 1 to 20  
44 Block 6, Lots 1 to 20  
45 Block 7, Lots 1 to 48  
46 Block 8, Lots 1 to 20, and Lots 29 to 48  
47 Block 11, Lots 1 to 18, and Lots 30 to 48

1 Block 12, Lots 1 to 48  
2  
3 HONNECKES ADDITION RESUBDIVISION OF PLOTS 1 TO 4 10 TO 13 AND 15 TO 17  
4 HONNECKES ADDITION TO DENVER  
5 Block 1, Lots 25 to 43  
6 Block 2, Lots 1 to 43  
7  
8 HONNECKES ADDITION TO DENVER  
9 Block N/A, Lots 19 to 23  
10  
11 RESUBDIVISION OF PART OF COTTAGE HILL VIZ BLOCK 17 18 19 22 23 AND LOTS 1  
12 TO 21 INCLUSIVE BLOCK 20  
13 Block 17, Lots 1 to 38  
14 Block 19, Lots 1 to 38  
15 Block 20, Lots 1 to 33  
16  
17 SLOANS LAKE HEIGHTS  
18 Block 1, Lots 1 to 48  
19 Block 3, Lots 1 to 12, and Lots 37 to 48  
20 Block 4, Lots 1 to 12, and Lots 37 to 48  
21 Block 6, Lots 1 to 48  
22 Block 7, Lots 1 to 48  
23 Block 9, Lots 1 to 12, and Lots 37 to 48  
24 Block 10, Lots 1 to 3, and Lots 7 to 12, and Lots 39 to 48  
25 Block 11, Lots 1 to 48  
26 Block 12, Lots 1 to 35  
27

28 WOLFF PLACE  
29 Block 1, Lots 1 to 48  
30 Block 2, Lots 1 to 48  
31 Block 5, Lots 5 to 45  
32 Block 6, Lots 3 to 16, and Lots 19 to 45 and the South 1/2 of Lot 46  
33 Block 7, Lots 5 to 44, and the South 1/3 of Lot 45  
34 Block 8, The South 23 FEET of Lot 3, and Lots 4 to 42  
35 Block 9, Lots 3 to 47  
36 Block 10, Lots 7 to 44

37 TOGETHER WITH  
38 All Vacated Street or Alley Rights of Way lying adjacent to described areas.  
39 In addition thereto those portions of all abutting public rights-of-way, but only to the centerline thereof,  
40 which are immediately adjacent to the aforesaid specifically described area.

41 **Section 5.** That this ordinance shall be recorded by the Manager of Community Planning and  
42 Development in the real property records of the Denver County Clerk and Recorder.



1 COMMITTEE APPROVAL DATE: September 13, 2022  
2 MAYOR-COUNCIL DATE: September 20, 2022 by Consent  
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: September 29, 2022  
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 Kristin M. Bronson, Denver City Attorney  
17  
18 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_