

Legislative Zone Map Amendment 19i-00066
DRAFT legal Description V1 10/18/2022

That the zoning classifications of the area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby are changed from

U-SU-C, U-SU-C1, U-TU-C to U-SU-C CO-7, U-SU-C1 CO-7, U-TU-C CO-7

BLOCK 2 HOMERS ADDITION

Block 2, Lots 1 to 48

BOULEVARD GARDENS

Block 2, Lots 1 to 48

Block 3, Lots 1 to 48

No Block Number, Lots 1 to 5

CHAFFE PARK SUBDIVISION

Block 1, Lots 1 to 27

Block 2, Lots 1 to 28

Block 3, Lots 1 to 5

Block 4, Lots 1 to 28

Block 5, Lots 1 to 28

Block 6, Lots 1 to 14

DECKER'S SUBDIVISION

Block 16, Lots 1 to 9

FINCH AND IVES ADDITION

Block 1, Lots 1 to 48

HARTZELL RESUBDIVISION OF LOTS 1 AND 2, BLOCK 17, NORTH HIGHLANDS

Block 17, Lots 1 to 8

HOMERS ADDITION

Block 1, Lots 1 to 48

KAISERS ADDITION

Block 1, Lots 1 to 47

LOSASSO ADDITION

All of Block 1

NORTH BOULEVARD HEIGHTS

Block 1, Lots 7 to 42

Block 2, Lots 7 to 42

Block 3, Lots 7 to 42

Block 4, Lots 5 to 43

Block 5, Lots 2 to 46

NORTH HIGHLANDS

Block 4, Lot 3 and the South 100' of the East 120', and the East 50' of the West 50' of Lot 4

Block 5, Lots 3 to 4

Block 6, Lots 3 to 4

Block 7, Lots 1 to 38

Block 8, Lots 1 to 38

Block 9, Lots 1 to 38

Block 10, Lot 1, the South 100' of the West 136.92', and the East 50' of Lot 3, and Lot 4

Block 11, Lots 1 to 4

Block 12, Lots 1 to 4

Block 14, Lots 1 to 4

Block 15, Lots 1 and 2, and the North 60' of Lots 3 and 4

Block 16, Lots 3 and 4

Block 17, Lots 3 and 4

Block 18, Lots 1 to 4

Block 22, Adjacent to Block 1, Lot 7 Chaffee Park Sub (4560 N. Tejon St.

Block 23, Lots 1 to 27

Block 24, Lots 5 to 7

SUNNYSIDE ACRES

No Block Number, the West 155' of Lot 21, and Lots 32 to 40

TERRE BONNE BLOCK 1 AND 2, PLAT OF

Block 1, Lots 1 to 22

Block 2, Lots 1 to 9

The Unplatted Parcels by Street and Address:**W. 46th Ave.**

2505

W. 47th Ave.

2801, 2837, 2895

N. Alcott St.

4609, 4621, 4625, 4639, 4645, 4651, 4657, 4665, 4675, 4685, 4695

N. Beach Ct.

4600, 4610, 4620, 4630, 4636, 4640, 4650, 4660, 4670, 4676, 4680, 4690

N. Eliot St.

4722, 4726, 4732, 4742, 4752, 4780

N. Elm Ct.

4705, 4715, 4721, 4725, 4735, 4745, 4755, 4771

TOGETHER WITH

All Vacated Street or Alley Rights of Way lying adjacent to described areas.

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

That the zoning classifications of the area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby are changed from

U-SU-B1, U-SU-C, U-SU-C1, U-TU-C to U-SU-B1 CO-8, U-SU-C CO-8, U-SU-C1 CO-8, U-TU-C CO-8

A RESUBDIVISION (OF BLOCK 2 SUNNYSIDE)

Block 2 , Lots 1 to 40

A SUBDIVISION OF LOTS 1 AND 2 AND A PART OF 4 BLOCK 8 SUNNYSIDE ADDITION TO THE CITY OF DENVER

All Lots in Subdivision

Anderson's Subdivision of Lots 1 and 4 in Block 26 Perrin's Addition

Block 26 , Lots 1 to 17, and the East 8 1/2' of Lot 18

BARENSCHEER RE-SUBDIVISION OF SOUTH 141 FEET OF BLOCK 30 NORTH HIGHLANDS

Block 30 , Lots 9 to 13

BARENSCHEER RE-SUBDIVISION OF WEST 125 FEET OF BLOCK 30 NORTH HIGHLANDS

Block 30 , Lots 1 to 8

Bill Bros Addition

Block 1 , Lots 1 to 46

Block 2 , Lots 1 to 46

Block 3, Hawthorne Place

Block 3 , Lots 12 to 45

Boulevard Heights 2nd Filing being a Resubdivision of Blocks 9, 16, 17, and 18 of Perrin's Subdivision

Block 9 , Lots 1 to 38

Block 16 , Lots 1 to 38

Block 17 , Lots 1 to 38

Block 18 , Lots 1 to 11, and Lots 16 to 38

Boulevard Heights Being a Subdivision of Blocks 7 and 8 Perrin's Subdivision

Block 7 , Lots 1 to 38

Block 8 , Lots 1 to 38

Cable Heights

Block 1 , Lots 16 to 30

Block 2 , Lots 1 to 30

Block 3 , Lots 1 to 20

CARLSON HILL ADDITION

Block 1 , Lots 1 to 48

Block 2 , Lots 1 to 48

Central Subdivision of Lots 2, 3 and 4 Block 21 NORTH HIGHLANDS

Block 28 , Lots 1 to 9, and Lots 17 to 24

CLOUGH ADDITION

Block 1 , Lots 1 to 19, and Lots 31 to 49

Block 2 , Lots 1 to 19, and Lots 31 to 49

Block 3 , Lots 1 to 19

DAVIS'S SUBDIVISION OF SOUTH 1/2 OF BLOCK 5 OF SUNNY SIDE ADDITION TO DENVER

All Lots in Subdivision

Doss Brothers Resubdivision of part of block 28 NORTH HIGHLANDS

Block 28 , Lots 1 to 33

Downing's Addition to North Denver

Block 1 , Lots 3 to 10, and Lots 21 to 28

Block 2 , Lots 3 to 28

Block 6 , Lots 1 to 30

Block 7 , Lots 1 to 30

Block 8 , Lots 1 to 30

Block 9 , Lots 9 to 30

Block 10 , Lots 1 to 30

Block 11 , Lots 1 to 30

Block 12 , Lots 1 to 30

Block 14 , Lots 1 to 15, and Lots 27 to 30

Block 15 , Lots 1 to 30

Block 16 , Lots 1 to 12, and Lots 16 to 30

Block 17 , Lots 1 to 30

Block 18 , Lots 1 to 14, and Lots 16 to 30

Block 19 , Lots 1 to 30

Block 20 , Lots 1 to 30

Block 22 , Lots 1 to 14

Block 24 , Lots 1 to 9, the North 12.5 FT of Lot 10, and Lots 17 to 30

EARL M HOWLANDS ADDITION

Block 1 , Lots 1 to 30

Block 2 , Lots 1 to 14

FIRST ADDITION TO SUNNYSIDE

Block 10 , Lots 16 to 30

Block 11 , Lots 1 to 30

Block 12 , Lots 1 to 11, the North 1/2 of Lot 12, and Lots 16 to 30

Block 13 , Lots 1 to 30

Block 14 , Lots 1 to 30

Block 15 , Lots 1 to 30

Block 16 , Lots 1 to 30

Block 17 , Lots 1 to 30

Block 18 , Lots 1 to 30

HAHNS ADDITION

Block 1 , Lots 1 to 24

Block 2 , Lots 1 to 24

Hale's Resubdivision of part of Lot 4 Block 24 Perrin's Subdivision

Block 24 , Lots A, B, C, D

Hammond Resubdivision of Lots 2, 3 and 4, Block 19 Perrin's Subdivision

Block 19 , Lots 1 to 27

HANMERS ADDITION TO DENVER

Block 1 , Lots 16 to 30

Block 2 , Lots 16 to 30

Block 3 , Lots 16 to 30

Harrison's Resubdivision of Lot 1 Block 24 Perrin's Subdivision

Block 24 , Lots 1 to 9

Hawthorne Place

Block 1 , Lots 12 to 29

Hawthorne Place

Block 2 , Lots 12 to 47

HENRICHS 2ND ADDITION

Block 1 , Lots 10 to 15

Block 2 , Lots 1 to 15

Block 3 , Lots 1 to 15

HENRICHS ADDITION

Block 1 , Lots 1 to 16

Block 2 , Lots 1 to 16

Block 3 , Lots 1 to 30

Block 4 , Lots 1 to 20, and Lots 25 to 35

HOMERS 2ND ADDITION

Block 1 , Lots 1 to 48

Humphrey's Addition

Block 1 , Lots 1 to 15, the North 7.5' of Lot 17, and Lots 18 to 30

Block 2 , Lots 1 to 30

Block 3 , Lots 1 to 30

Block 5 , Lots 1 to 30

Block 6 , Lots 1 to 30

Block 7 , Lots 1 to 30

Block 8 , Lots 1 to 30

Key and Oldens Resubdivision of Block No. 6 Perrins Subdivision

Block 6 , Lots 1 to 10, the South 18.75' of Lot 11, the South 30' of Lots 15 to 18, and Lots 22 to 36

Kurtz Place

Block 1 , Lots 6 to 19, and Lots 22 to 49

Kurtz Place 2nd Filing

Block 2 , Lots 1 to 27

LAURENZANO SUBDIVISION

No Block Number, Lots 1 to 5

MANNIX ADDITION TO DENVER

Block 1 , Lots 1 to 14

Block 2 , Lots 1 to 9

McGinty's Resubdivision of Lot 2 Block 21 Perrin's Subdivision

Block 21 , Lots 1 to 10

Merriman and Hunt's Resubdivision of Block 27 Perrin's Subdivision

Block 27 , Lots 1 to 9, and Lots 27 to 38

MONTELIUS AND WALKERS RE-SUBDIVISION OF THE NORTH 1/2 OF BLOCK 5 OF SUNNY SIDE ADDITION TO DENVER

All Lots in Subdivision

MRS. E.L. WICKHAM'S SUBDIVISION OF PART OF THE SOUTH HALF OF BLOCK 4, SUNNYSIDE ADD

All Lots in Subdivision

NORTH HIGHLANDS

Block 1 , Lots 1 to 10, the North 2/3 of Lot 11, and Lots 20 to 30

Block 2 , Lots 1 to 30

Block 3 , Lots 1 to 13, and Lots 18 to 30

Block 4 , Lots 1 to 9, and Lots 22 to 30

Block 19 , Lots 1 to 18

Block 20 , Lots 1 to 18

All of Block 21 except the East 125' of the North 100'

Block 28 , Lot 3

Block 29 , Lots 1 to 4

Block 30 , Lots 1 to 4

Perrin's Subdivision

Block 4 , Lot 1 Except the North 100', the South 163' of Lot 2, and Lots 3 and 4

Block 5 , the East 125' of Lot 1, and Lots 3 and 4

Block 13 , Lots 2 to 3

Block 19 , Lot 1

Block 21 , Lot 1

Block 22 , Lot 1, and Lots 3 to 4

Block 23 , Lots 3 to 4

Block 24 , Lots 2 to 3, and the West 60' and the North 100' of the East 125' of Lot 4

Perrin's Subdivision of Lot 2 Block 5 Perrin's Subdivision

Block 5 , Lots 3 to 5

Prospect Place Subdivision in Block 25 Perrin's Addition to Denver

Block 25 , Lots 1 to 11, and Lots 16 to 19

RE-SUBDIVISION OF BLOCK 7 SUNNYSIDE ADDITION TO DENVER

Block 7 , Lots 17 to 29, and Lots 32 to 38

Resubdivision of blocks 1, 2, 3, 10, 11, 12, E. 1/2 13, W. 1/2 14, and 15 of Perrins Subdivision

Block 1 , Lots 4 to 17

Block 2 , Lots 1 to 20

Block 3 , Lots 1 to 20

Block 10 , Lots 1 to 20

Block 11 , Lots 1 to 20
Block 12 , Lots 1 to 20
Block 13 , Lots 11 to 20
Block 14 , Lots 1 to 10
Block 15 , Lots 1 to 20

Resubdivision of E. 1/2 Block 14 Perrins Addition

Block 14 , Lots 1 to 19

Resubdivision of Lot 2 Block 22 Perrin's Subdivision

Block 22 , Lots 1 to 9

Resubdivision of Lots 1 and 2 Block 23 Perrin's Addition

Block 23 , Lots 1 to 20

RE-SUBDIVISION OF LOTS 1 AND 2, BLOCK 4, SUNNY SIDE ADDITION TO DENVER

All Lots in Subdivision

Resubdivision of Lots 1&2 Block 25 Perrin's Subdivision

Block 25 , Lots 1 to 20, and Lot 22

Resubdivision of the south half Block 21 Perrin's Addition

Block 21 , Lots 1 to 21

Resubdivision of the W1/2 of Block 26 Perrin's Subdivision

Block 26 , Lots 1 to 11

ROBINSON AND ROBINSON ADDITION

Block 1 , Lots 1 to 24

SUBDIVISION OF BLOCK 6, SUNNYSIDE ADDITION TO THE CITY OF DENVER

Block 6 , All lots except the East 80' of Lots 22 to 25

SUBDIVISION OF BLOCK NINE (9), SUNNYSIDE ADDITION TO THE CITY OF DENVER

Block 9 , Lots 1 to 16, and Lots 33 to 41

SUNNYSIDE ADDITION TO THE CITY OF DENVER

Block 1 , Lot 3 Except the East 40.5' of the South 125', and the North 62' of Lot 4

Block 3 , the East 125' of Lot 1, the East 50' of Lot 3, and all of Lot 4

Block 4 , the North 50' of Lot 4

Block 8 , the East 91' 2" of the South 125' of Lot 3, and the East 38' of the South 125' of Lot 4

Sunnyside Annex

Block 1 , Lots 1 to 30
Block 2 , Lots 16 to 30

VAN CAMPS ADDITION TO DENVER

Block 1 , Lots 1 to 18
Block 2 , Lots 1 to 34
Block 3 , Lots 1 to 30
Block 4 , Lots 1 to 15
Block 5 , Lots 1 to 17, the East 78' of Lot 27, and Lots 28 to 34
Block 6 , Lots 1 to 18

VanCamp's Resubdivision of Block 20 Perrin's Subdivision

Block 20 , Lots 1 to 40

Viaduct Addition to Denver

Block 16 , Lots 1 to 30
Block 17 , Lots 1 to 30
Block 18 , Lots 1 to 15
Block 31 , Lots 1 to 15
Block 32 , Lots 1 to 30
Block 33 , Lots 1 to 30
Block 34 , Lots 1 to 30
Block 35 , Lots 1 to 15
Block 46 , Lots 1 to 5
Block 47 , Lots 1 to 12, and lots 20 to 30
Block 48 , Lots 1 to 7, and Lots 20 to 30

W.H. Andersons Subdivision

Block 1 , Lots 1 to 2, and Lots 15 to 44

Wilson's Re-Subdivision of part of Block 21 NORTH HIGHLANDS

Block 21 , Lots 10 to 16, the West 106' of Lots 24 and 25, and Lots A and B

YEAGERS SUBDIVISION

Block 1, Lots 1 to 40, and Lot A

ZIEHL AND MCLAINS ADDITION TO THE CITY OF DENVER

Blocks 1 to 11, Lots 1 to 30
Block 12 , Lots 1 to 11 and 20 to 30

The Unplatted Parcels by Street and Address:

W. 39th Ave.

2700, 2720, 2728, 2744

N. Clay St.

3855, 3865, 3867, 3871, 3875

W. Denver Pl.

2735, 2741

N. Federal Blvd.

4030, 4512, 4518

N. Vallejo St.

4223

N. Wyandot St.

4233, 4243, 4251, 4259

N. Zuni St.

4030, 4034, 4040, 4046, 4096

4232, 4238, 4240, 4242, 4250

4302, 4314, 4320, 4334, 4336, 4340, 4342

TOGETHER WITH

All Vacated Street or Alley Rights of Way lying adjacent to described areas.

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