

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2023

COUNCIL BILL NO. CB23-0031  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for multiple properties to apply the Sunnyside Conservation Overlay and the Sunnyside Conservation and Brick Overlays within the Sunnyside neighborhood.**

**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-C, CO-7; U-SU-C, CO-8; U-SU-C1, CO-7; U-SU-C1, CO-8; U-SU-B1, CO-8; U-TU-C, CO-7; U-TU-C, CO-8 district, is justified by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code, and is consistent with the neighborhood context and the stated purpose and intent of the proposed zone district;

**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 areas hereinafter described are presently classified as U-SU-C; U-SU-C1; U-SU-B1; U-TU-C.

b. It is proposed that the land area hereinafter described be changed to U-SU-C, CO-7; U-SU-C, CO-8; U-SU-C1, CO-7; U-SU-C1, CO-8; U-SU-B1, CO-8; U-TU-C, CO-7; U-TU-C, 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; 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

1 Block 2, Lots 1 to 28  
2 Block 3, Lots 1 to 5  
3 Block 4, Lots 1 to 28  
4 Block 5, Lots 1 to 28  
5 Block 6, Lots 1 to 14  
6  
7 **DECKER'S SUBDIVISION**  
8 Block 16, Lots 1 to 9  
9  
10 **FINCH AND IVES ADDITION**  
11 Block 1, Lots 1 to 48  
12  
13 **HARTZELL RESUBDIVISION OF LOTS 1 AND 2, BLOCK 17, NORTH HIGHLANDS**  
14 Block 17, Lots 1 to 8  
15  
16 **HOMERS ADDITION**  
17 Block 1, Lots 1 to 48  
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19 **KAISERS ADDITION**  
20 Block 1, Lots 1 to 47  
21  
22 **LOSASSO ADDITION**  
23 All of Block 1  
24  
25 **NORTH BOULEVARD HEIGHTS**  
26 Block 1, Lots 7 to 42  
27 Block 2, Lots 7 to 42  
28 Block 3, Lots 7 to 42  
29 Block 4, Lots 5 to 43  
30 Block 5, Lots 2 to 46  
31  
32 **NORTH HIGHLANDS**  
33 Block 4, Lot 3 and the South 100' of the East 120', and the East 50' of the West 50' of Lot 4  
34 Block 5, Lots 3 to 4  
35 Block 6, Lots 3 to 4  
36 Block 7, Lots 1 to 38  
37 Block 8, Lots 1 to 38  
38 Block 9, Lots 1 to 38  
39 Block 10, Lot 1, the South 100' of the West 136.92', and the East 50' of Lot 3, and Lot 4  
40 Block 11, Lots 1 to 4  
41 Block 12, Lots 1 to 4  
42 Block 14, Lots 1 to 4  
43 Block 15, Lots 1 and 2, and the North 60' of Lots 3 and 4  
44 Block 16, Lots 3 and 4  
45 Block 17, Lots 3 and 4  
46 Block 18, Lots 1 to 4  
47 Block 22, Adjacent to Block 1, Lot 7 Chaffee Park Sub (4560 N. Tejon St.)  
48 Block 23, Lots 1 to 27  
49 Block 24, Lots 5 to 7  
50

1  
2 **SUNNYSIDE ACRES**

3 No Block Number, the West 155' of Lot 21, and Lots 32 to 40  
4

5 **TERRE BONNE BLOCK 1 AND 2, PLAT OF**

6 Block 1, Lots 1 to 22

7 Block 2, Lots 1 to 9  
8

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

10 W. 46th Ave.

11 2505  
12

13 **W. 47th Ave.**

14 2801, 2837, 2895  
15

16 **N. Alcott St.**

17 4609, 4621, 4625, 4639, 4645, 4651, 4657, 4665, 4675, 4685, 4695  
18

19 **N. Beach Ct.**

20 4600, 4610, 4620, 4630, 4636, 4640, 4650, 4660, 4670, 4676, 4680, 4690  
21

22 **N. Eliot St.**

23 4722, 4726, 4732, 4742, 4752, 4780  
24

25 **N. Elm Ct.**

26 4705, 4715, 4721, 4725, 4735, 4745, 4755, 4771  
27

28 TOGETHER WITH

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

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

32 **Section 3.** That the zoning classification of the land area in the City and County of Denver  
33 described as follows shall be and hereby is changed from U-SU-C; U-SU-C1; U-SU-B1; U-TU-C to  
34 U-SU-C, CO-8; U-SU-C1, CO-8; U-SU-B1, CO-8; U-TU-C, CO-8:

35 **A RESUBDIVISION (OF BLOCK 2 SUNNYSIDE)**

36 Block 2, Lots 1 to 40  
37

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

40 All Lots in Subdivision  
41

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

43 Block 26, Lots 1 to 17, and the East 8 1/2' of Lot 18  
44

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

47 Block 30, Lots 9 to 13

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**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

- 1 Block 6, Lots 1 to 30
- 2 Block 7, Lots 1 to 30
- 3 Block 8, Lots 1 to 30
- 4 Block 9, Lots 9 to 30
- 5 Block 10, Lots 1 to 30
- 6 Block 11, Lots 1 to 30
- 7 Block 12, Lots 1 to 30
- 8 Block 14, Lots 1 to 15, and Lots 27 to 30
- 9 Block 15, Lots 1 to 30
- 10 Block 16, Lots 1 to 12, and Lots 16 to 30
- 11 Block 17, Lots 1 to 30
- 12 Block 18, Lots 1 to 14, and Lots 16 to 30
- 13 Block 19, Lots 1 to 30
- 14 Block 20, Lots 1 to 30
- 15 Block 22, Lots 1 to 14
- 16 Block 24, Lots 1 to 9, the North 12.5 FT of Lot 10, and Lots 17 to 30

17

18 **EARL M HOWLANDS ADDITION**

- 19 Block 1, Lots 1 to 30
- 20 Block 2, Lots 1 to 14

21

22 **FIRST ADDITION TO SUNNYSIDE**

- 23 Block 10, Lots 16 to 30
- 24 Block 11, Lots 1 to 30
- 25 Block 12, Lots 1 to 11, the North 1/2 of Lot 12, and Lots 16 to 30
- 26 Block 13, Lots 1 to 30
- 27 Block 14, Lots 1 to 30
- 28 Block 15, Lots 1 to 30
- 29 Block 16, Lots 1 to 30
- 30 Block 17, Lots 1 to 30
- 31 Block 18, Lots 1 to 30

32

33 **HAHNS ADDITION**

- 34 Block 1, Lots 1 to 24
- 35 Block 2, Lots 1 to 24

36

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

- 38 Block 24, Lots A, B, C, D

39

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

- 41 Block 19, Lots 1 to 27

42

43 **HANMERS ADDITION TO DENVER**

- 44 Block 1, Lots 16 to 30
- 45 Block 2, Lots 16 to 30
- 46 Block 3, Lots 16 to 30

47

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

- 49 Block 24, Lots 1 to 9

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**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

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

3 Block 27, Lots 1 to 9, and Lots 27 to 38  
4

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

7 All Lots in Subdivision  
8

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

11 All Lots in Subdivision  
12

13 **NORTH HIGHLANDS**

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

15 Block 2, Lots 1 to 30

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

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

18 Block 19, Lots 1 to 18

19 Block 20, Lots 1 to 18

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

21 Block 28, Lot 3

22 Block 29, Lots 1 to 4

23 Block 30, Lots 1 to 4  
24

25 **Perrin's Subdivision**

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

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

28 Block 13, Lots 2 to 3

29 Block 19, Lot 1

30 Block 21, Lot 1

31 Block 22, Lot 1, and Lots 3 to 4

32 Block 23, Lots 3 to 4

33 Block 24, Lots 2 to 3, and the West 60' and the North 100' of the East 125' of Lot 4  
34

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

36 Block 5, Lots 3 to 5  
37

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

39 Block 25, Lots 1 to 11, and Lots 16 to 19  
40

41 **RE-SUBDIVISION OF BLOCK 7 SUNNYSIDE ADDITION TO DENVER**

42 Block 7, Lots 17 to 29, and Lots 32 to 38  
43

44 **Resubdivision of blocks 1, 2, 3, 10, 11, 12, E. 1/2 13, W. 1/2 14, and 15 of Perrin's**  
45 **Subdivision**

46 Block 1, Lots 4 to 17

47 Block 2, Lots 1 to 20

48 Block 3, Lots 1 to 20

49 Block 10, Lots 1 to 20

50 Block 11, Lots 1 to 20

1 Block 12, Lots 1 to 20  
2 Block 13, Lots 11 to 20  
3 Block 14, Lots 1 to 10  
4 Block 15, Lots 1 to 20  
5  
6 **Resubdivision of E. 1/2 Block 14 Perrins Addition**  
7 Block 14, Lots 1 to 19  
8  
9 **Resubdivision of Lot 2 Block 22 Perrin's Subdivision**  
10 Block 22, Lots 1 to 9  
11  
12 **Resubdivision of Lots 1 and 2 Block 23 Perrin's Addition**  
13 Block 23, Lots 1 to 20  
14  
15 **RE-SUBDIVISION OF LOTS 1 AND 2, BLOCK 4, SUNNY SIDE ADDITION TO DENVER**  
16 All Lots in Subdivision  
17  
18 **Resubdivision of Lots 1&2 Block 25 Perrin's Subdivision**  
19 Block 25, Lots 1 to 20, and Lot 22  
20  
21 **Resubdivision of the south half Block 21 Perrin's Addition**  
22 Block 21, Lots 1 to 21  
23  
24 **Resubdivision of the W1/2 of Block 26 Perrin's Subdivision**  
25 Block 26, Lots 1 to 11  
26  
27 **ROBINSON AND ROBINSON ADDITION**  
28 Block 1, Lots 1 to 24  
29  
30 **SUBDIVISION OF BLOCK 6, SUNNYSIDE ADDITION TO THE CITY OF DENVER**  
31 Block 6, All lots except the East 80' of Lots 22 to 25  
32  
33 **SUBDIVISION OF BLOCK NINE (9), SUNNYSIDE ADDITION TO THE CITY OF DENVER**  
34 Block 9, Lots 1 to 16, and Lots 33 to 41  
35  
36 **SUNNYSIDE ADDITION TO THE CITY OF DENVER**  
37 Block 1, Lot 3 Except the East 40.5' of the South 125', and the North 62' of Lot 4  
38 Block 3, the East 125' of Lot 1, the East 50' of Lot 3, and all of Lot 4  
39 Block 4, the North 50' of Lot 4  
40 Block 8, the East 91' 2" of the South 125' of Lot 3, and the East 38' of the South 125' of Lot  
41 4  
42  
43 **Sunnyside Annex**  
44 Block 1, Lots 1 to 30  
45 Block 2, Lots 16 to 30  
46  
47 **VAN CAMPS ADDITION TO DENVER**  
48 Block 1, Lots 1 to 18  
49 Block 2, Lots 1 to 34  
50 Block 3, Lots 1 to 30



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

5 **VanCamp's Resubdivision of Block 20 Perrin's Subdivision**

6 Block 20, Lots 1 to 40  
7

8 **Viaduct Addition to Denver**

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

21 **W.H. Andersons Subdivision**

22 Block 1, Lots 1 to 2, and Lots 15 to 44  
23

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

25 Block 21, Lots 10 to 16, the West 106' of Lots 24 and 25, and Lots A and B  
26

27 **YEAGERS SUBDIVISION**

28 Block 1, Lots 1 to 40, and Lot A  
29

30 **ZIEHL AND MCLAINS ADDITION TO THE CITY OF DENVER**

31 Blocks 1 to 11, Lots 1 to 30  
32 Block 12, Lots 1 to 11 and 20 to 30  
33

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

35 W. 39th Ave.  
36 2700, 2720, 2728, 2744  
37

38 **N. Clay St.**

39 3855, 3865, 3867, 3871, 3875  
40

41 **W. Denver Pl.**

42 2735, 2741  
43

44 **N. Federal Blvd.**

45 4030, 4512, 4518  
46

47 **N. Vallejo St.**

48 4223  
49

50 **N. Wyandot St.**

1 4233, 4243, 4251, 4259

2  
3 **N. Zuni St.**

4 4030, 4034, 4040, 4046, 4096

5 4232, 4238, 4240, 4242, 4250

6 4302, 4314, 4320, 4334, 4336, 4340, 4342

7  
8 TOGETHER WITH

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

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


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

14 **Section 5.** This ordinance is effective March 13, 2023

15 COMMITTEE APPROVAL DATE: January 17, 2023

16 MAYOR-COUNCIL DATE: January 24, 2023

17 PASSED BY THE COUNCIL: February 27, 2023

18  \_\_\_\_\_ - PRESIDENT

19 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

20 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
21 EX-OFFICIO CLERK OF THE  
22 CITY AND COUNTY OF DENVER

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

24 PREPARED BY: Adam C. Hernandez, Assistant City Attorney DATE: January 26, 2023

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

29  
30 Kerry Tipper, Denver City Attorney

31  
32 BY:  \_\_\_\_\_, Assistant City Attorney DATE: Jan 26, 2023