

**Zone Map Amendment 20i-00112**  
**Final Legal Description 4/14/2021**

That the zoning classification of the area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from  
**U-SU-C to U-SU-C1**

**BROWN'S ADDITION TO LAKE PARK**

All of Blocks 1 to 3

**CROSBY RESUBDIVISION OF LOTS 1 AND 4, BLOCK 24, THE ECKHART PLACE**

Block 24, Lots 1 to 9

**DALE HOUSTON SUBDIVISION**

All Subdivision

**DE LAPPE PLACE**

All of Block 1

Block 2, Lots 1 to 10

Block 9, Lots 4 to 36

Block 10, the South 20' of lot 4, and Lots 5 to 40

**ECKHART PLACE**

All of Subdivision Except Block 18, Lots 1 and 4

And Except the North 92.5' of the West 132.68' of Lot 2, Block 16

And Except the North 125' of the East 93' of Lot 1, Block 16

And Except the North 79.52' of the West 78.25' of Lot 1, Block 16

And Except the North 79.52' of the East 38.57' of Lot 2, Block 16

**GEO. W. OLINGER; RESUBDIVISION OF BLOCK 13, ECKHART PLACE**

Block 13, Lots 9 to 32

**Highland View Subdivision**

All of Block 1

All of Block 2 Except the East 55.4' of Lot 1 and the East 55.4' of the north 15.5' and the East 60.4' of the South 9.5' of Lot 2

All of Blocks 5 to 7

Block 8, Lots 1 to 15

All of Blocks 9 and 10

Block 11, Lots 1 to 13, and Lots 16 to 30

Block 12, Lots 1 to 15

**Lake Park**

Block 1, Lots 7 to 17, and the West 1/2 of Lot 18

All of Blocks 2 to 7  
All of Blocks 12 and 13  
Block 16, Lots 7 to 15 and the West 1/2 of Lot 16

## **LAKESHORE**

### **All Subdivision**

#### **Lays Resubdivision of Block 14 Lake Park**

All of Block 14

## **MCGILLS SUBDIVISION**

Block 1, Lots 4 to 46  
All of Blocks 2 and 3  
Block 4, Lots 1 to 34 and the South 1/2 of Lot 35  
Block 4, the North 1/2 of Lot 37, and Lots 38 to 46  
All of Blocks 7 to 10

#### **RE-SUBDIVISION OF THE SOUTH 160 FEET OF BLOCK 6 MCGILLS SUBDIVISION**

Block 6, Lots 18 to 27

## **MCLEODS ADDITION TO THE TOWN OF HIGHLANDS**

All of Block 3  
Block 4, Lots 1 to 24  
Block 5, Lots 1-24  
Block 6, the West 3' of Lots 1 to 3 and Lots 4 to 48

#### **NIXS RESUBDIVISION OF BLOCK 22 THE ECKHART PLACE**

Block 22, Lots 1 to 17

#### **Resubdivision of Block 8 Lake Park**

Block 8, Lots 12 to 22

#### **Resubdivision of Block 9 Lake Park**

Lots 12 to 22

#### **Resubdivision of Block 10 Lake Park**

All of Block 10

#### **Resubdivision of Block 11 Lake Park**

All of Block 11

#### **RESUBDIVISION OF LOT 4 BLOCK 17 ECKHART PLACE**

Block 17, Lots 1 to 9

**Second Addition to Sloan Lake Park**

All of Blocks 1 to 3

**Sloan Lake Park**

Block 1, Lots 25 to 48

All of Blocks 2 and 3

Block 4, Lots 1 and 2, and Lots 5 to 48

**Sloan Lake Park Addition**

All of Block 1

**STEVENS SUBDIVISION**

All of Block 1 and 2

**STOLL'S BLOCK A**

All of Lots 2 to 14, Block A, and the strip of land adjacent to the north line of Lot 2, Block A, and the South line of Lot 21, Block 9, Delappe Place -  
Including Parcel #0230322021000 in its entirety

**Swickhimers Re-subdivision of Block Fifteen (15) Lake Park**

All of Block 15

**Tuxedo Park Addition**

All of Blocks 1 to 3, Blocks 6 to 10, and Lots 1 to 8, Block 11

**Tuxedo Park**

Block 9, Lots 15 to 28

**The Unplatted Land Bounded by:**

De Lappe Place, Block 1 on the North

Dale Houston, Lots 1 and 18 on the South

North Xavier St. on the East

North Yates St. on the West

Including Parcels: 0230324003000, 0230324002000, 0230324004000, 0230324005000, 0230324009000  
0230324010000, 0230324011000, 0230324017000, 0230324018000, 0230324021000 in their entirety

**The Unplatted Land Bounded by:**

West 26th Ave. On the North

Second Addition to Sloan Lake Park, Block 3 on the South

North Winona Ct. on the East

North Oak St. on the West

Including Parcels: 0231203002000, 0231203004000, 0231203006000, 0231203007000

0231203008000, 0231203009000, 0231203010000 in their entirety

**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 classification of the area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from

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

**Freeholders Resubdivision of Part of Block 7 of Witter and Cofield's subdivision of the Town of Highlands**

Block 7, Lots 41 to 43, and Lot 47

**Freeholders resubdivision of Lots Nine (9) to Sixteen (16) both inclusive of Block 6 Witter and Cofield's Subdivision of the Town of Highlands**

Block 6, Lot 39

**THE FREEHOLDERS RESUBDIVISION OF A PART OF BLOCK TEN (10), OF WITTER AND COFIELD'S SUB-DIVISION OF THE TOWN OF HIGHLANDS**

All of Block 10

**Freeholders resubdivision of the North half of Block 17 of Witter and Cofield's Subdivision of the Town of Highlands**

Block 17, Lots 40 to 46

**Resubdivision of Block 1 Witter and Cofields Sub**

Block 1, Lots 15 to 23

**RESUBDIVISION OF THE WEST 1/2 OF BLOCK 3 WITTER AND COFIELD'S**

Block 3, Lots 1 to 11

**Resubdivision of Block 11 Witter and Cofields**

Block 11, Lots 1 to 36

**Resubdivision of Block 7-8-9-28-29 and 30 Witter and Cofield's Subdivision of the Town of Highlands**  
Block 7, Lots 1 to 12, and lot 26

**RESUBDIVISION OF BLOCK 15 IN WITTER AND COFIELD'S SUBDIVISION TO THE TOWN OF HIGHLANDS**  
Block 15, Lots 1 to 14, and Lots 24 to 36

**Resubdivision of Blocks 2-10 and 16, Witter and Cofield's.**  
Block 2, Lots 15 to 36

**Witter and Cofield's Subdivision of the Town of Highlands**

Block 5, Lots 13 to 24

Block 6, Lots 17 to 24

All of Block 8

Block 9, Lots 13 to 28

Block 14, Lots 1 to 12

Block 16, Lots 1 to 22, and Lots 27 to 29

Block 17, Lots 7 to 12

**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 classification of the area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from

**U-SU-C UO-3 to U-SU-C1 UO-3**

**Resubdivision of the West 1/2 of Block 3 Witter and Cofield's Subdivision of the Town of Highlands**

Block 3, Lots 12 to 18

**Witter and Cofield's Subdivision of the Town of Highlands**

Block 4, Lots 13 to 24

Block 9, Lots 1 to 12

**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 classification of the area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from

**U-SU-B to U-SU-B1**

**BROTHER'S ADDITION**

Lots 1 to 7

**BROTHERS' SECOND ADDITION**

Lots 8 to 43

**KEEL AND ELLISON'S ADDITION TO DENVER**

All Blocks 1 and 2

**MCLEOD'S ADDITION TO THE TOWN OF HIGHLANDS**

Block 1, Lots 1 to 17 and Lots 30 to 48

Block 2, Lots 1 to 19

**Resubdivision of part of Blocks 1 and 2 MCLEODS ADDITION TO THE TOWN OF HIGHLANDS**

Block 1, Lots 20 to 32

**MOHNS ADDITION**

Lots 1 to 14, and the North 1/2 of Lot 15 and the South 1/2 of Lot 17, and Lots 18 to 47

**S C COOK ADDITION**

Lots 1 to 11

**ZIEHL'S ASHLAND TERRACE**

All of Block 1

**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.**