

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2019

COUNCIL BILL NO. CB19-0380
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A BILL

For an ordinance changing the zoning classification for multiple properties located in the University Park Neighborhood between I-25 and Harvard Gulch in University Park.

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 E-SU-D 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 area hereinafter described is presently classified as E-SU-Dx.
- b. It is proposed that the land area hereinafter described be changed to E-SU-D.

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 E-SU-Dx to E-SU-D:

A part of Sections 24, 25, and 36, Township 4 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

(Area North of Evans Ave. See Exhibit A)

COLUMBIA PARK SUBDIVISION OF BLOCK 8 MAPLEWOOD SUBDIVISION

Block 8, Lots 19 to 30

CORNELL PARK SUBDIVISION OF BLOCK 6 MAPLEWOOD SUBDIVISION

Block 6, Lots 22 to 26

DOUGLAS PARK BEING A SUBDIVISION OF BLOCK 13 MAPLEWOOD SUBDIVISION

Block 13, Lots 1 to 46

FIRST ADDITION TO UNIVERSITY PARK

Block 3, The portion of Lot 30 Defined in RCP #2001063759 4/26/2001

Blocks 4 to 6, Lots 17 to 32

Block 7, Lots 17 to 24

Block 8, Lots 1 to 24

Block 9, Lots 1 to 48

1 Block 10, Lots 1 to 24 And that portion of Vacated Jewell Ave. Adjoining Lot 24
2 Block 10, Lots 25 to 48
3 Block 11, Lots 1 to 23 and Lots 25 to 48
4 Block 12, Lots 1 to 48

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6

HARVARD PARK SUBDIVISION OF BLOCK 12 MAPLEWOOD SUBDIVISION

7

Block 12, Lots 1 to 48

8

9

Observatory Terrace Subdivision Filing No.1

10

Block 1, Lots 1 to 11 and Tract A

11

12

RESUBDIVISION OF LOT 11 MAPLEWOOD SUBDIVISION

13

Block 11, Lots 1 to 48

14

15

SCOTT PARK SUBDIVISION OF BLOCK 10 MAPLEWOOD

16

Block 10, Lots 1 to 48

17

18

University Park Amended Map

19

Block 6, Lots 27 to 44

20

Block 7, Lots 3 to 41

21

Block 8, Lots 6 to 38

22

Block 9, Lot 1, and Lots 9 to 35, and Lots 42 to 44

23

Block 10, Lots 1 to 4, and Lots 12 to 32, and lots 39 to 44

24

Block 11, Lots 1 to 7, and Lots 15 to 29, and Lots 36 to 44

25

Block 12, Lots 1 to 10, and Lots 18 to 26, and Lots 33 to 44

26

Block 13, Lots 1 to 13, and Lots 21 to 23, and Lots 30 to 44

27

Block 20, Lots 1 to 22

28

Block 21, Lots 1 to 44

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Block 22, Lots 1 to 44

30

Block 23, Lots 1 to 44

31

Block 24, Lots 23 to 44

32

33

WEAVER PARK SUBDIVISION OF BLOCK 7 MAPLEWOOD

34

Block 7, Lots 21 to 28

35

36

YALE PARK SUBDIVISION OF BLOCK 9 MAPLEWOOD

37

Block 9, Lots 1 to 48

38

39

(Area South of Iliff Ave. See Exhibit B)

40

41

ARAPAHOE GARDENS

42

Block 1, Lots 1 to 12

43

Block 2, Lots 1 to 12

44

45

ASBURY PARK

46

Block 1, Lots 1 to 48

47

Block 2, Lots 1 to 20, and Lots 31 to 48

48

Block 3, Lots 1 to 16

1 Block 3, That part of the East 68' of Lot 21, South of a line extending from a point 5' South
2 of the
3 Northeasterly corner of Lot 21 to a point 8' North of the Southwesterly corner of said Lot 21
4 Block 3
5 Block 3, The East 68' of Lots 22 to 24
6 Block 3, Lots 25 to 28, and Lots 32 to 48
7 Block 4, Lots 1 to 14,
8 Block 4, That part of Lot 20, South of a line extending from a point 63.75' East of the
9 Northwesterly
10 corner of Lot 20 to a point 5' South of the Northeasterly corner of said Lot 20
11 Block 4, Lots 21 to 28 and Lots 35 to 48
12 Block 5, Lots 1 to 48
13 Block 6, Lots 1 to 24 And that portion of Vacated Yale Ave. Adjoining Lot 24
14 Block 6, Lots 25 to 48
15 Block 7, Lots 1 to 24 And that portion of Vacated Yale Ave. Adjoining Lot 24
16 Block 7, Lots 25 to 48
17 Block 8, That part of Lots 5 to 10, Southeast of a line extending from the Northeast corner
18 of Lot 5 to the
19 Southwest corner of Lot 10
20 Block 8, Lots 11 to 24 And that portion of Vacated Yale Ave. Adjoining Lot 24
21 Block 8, Lots 25 to 46

22
23 **ASBURY PARK 2ND FILING**

24 Block 9, Lots 1 to 48
25 Block 10, Lots 1 to 48
26 Block 11, Lots 1 to 48
27 Block 12, Lots 1 to 48
28 Block 13, Lots 15 to 34
29 Block 14, Lots 25 to 34
30 And all of Vacated College Place Adjacent to Block 13 and 14
31

32 **FIRST ADDITION TO UNIVERSITY GARDENS**

33 Block 1, The West 125' of the South 82.5' of the East 300'
34 Block 1, The West 108' of the South 165' of the East 300' excluding the South 82.5'
35 Block 1, The West 115' of the South 247.5' of the East 300' excluding the South 165'
36 Block 1, The West 109.17' of the North 77.5' of the East 300'
37 Block 2, The West 250' of the North 150'
38 Block 2, The West 125' of the East 300' of the north 150'
39

40 **Iliff's University Addition**

41 Block 15, Lots 1 to 24
42 Block 16, Lots 1 to 48
43 Block 17, Lots 1 to 48
44 Block 18, Lots 1 to 48
45 Block 19, Lots 1 to 48
46 Block 20, Lots 1 to 48
47 Block 21, Lots 25 to 48
48 Block 22, Lots 25 to 39 and Lots 44 to 48
49 Block 23, Lots 1 to 5

1 Block 23, Lots 9 to 38, Excluding part of Lot 9 Beginning at the Northeast corner then South
2 20' then
3 Northwesterly to a point 28' West of the Northeast corner then East to the POB
4 Block 23, Lots 42 to 48, Excluding part of Lot 42 Beginning at the Northwest corner then
5 Southeasterly to
6 a point 60' of the East of the Southwest corner then West 60' then North to the POB
7 Block 24, Lots 1 to 7, and Lots 12 to 32
8 Block 24, North 10' of Lot 41 and Lots 42 to 48
9 Block 25, Lots 1 to 12, and Lots 33 to 48
10 Block 26, Lots 1 to 16, and Lots 31 to 48
11 Block 27, Lots 1 to 13, and Lots 37 to 48
12 Block 28, Lots 1 to 9, Excluding parts of Lots 8 and 9 Beginning at the Southeast corner of
13 Lot 9 then North to the Northeast corner of Lot 8 then Southwesterly to a point 30' west of
14 the Southeast corner of Lot 9 then East to the POB
15

16 **SHAKESPEAR ADDITION TO DENVER COLORADO**

17 Block 1, Lots 13 to 24
18 Block 2, Lots 1 to 24
19

20 **UNIVERSITY GARDENS**

21 Block 1, The West 225.5' appx
22 Block 2, The West 1/2 and the West 100' of the South 82.5' of the East 1/2
23 Block 3, The South 302.5' of the West 250'
24 Block 3, The West 115' of the East 300' of the North 230'
25 Block 3, The West 120' of the East 300' of the South 100'
26 Block 4, The West 109.17' of the South 82.5' of the East 300'
27 Block 4, The West 75' of the South 165' of the East 300' excluding the South 82.5'
28

29 **WELLSHIRE HILLS FILING NO 1**

30 Block 1, Lots 1 to 6
31 Block 2, Lots 1 to 6
32 Block 3, Lots 1 to 4
33

34 All Vacated Street or Alley Rights of Way lying adjacent to described areas.
35

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

38 **Section 3.** That this ordinance shall be recorded by the Manager of Community Planning and
39 Development in the real property records of the Denver County Clerk and Recorder.

1 COMMITTEE APPROVAL DATE: April 23, 2019

2 MAYOR-COUNCIL DATE: April 30, 2019

3 PASSED BY THE COUNCIL: June 3, 2019 _____

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, 2019

11 Pursuant to Section 13-12, 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 Kristin M. Bronson, Denver City Attorney

16 BY:  _____, Assistant City Attorney DATE: May 1, 2019 _____