

Legislative Zone Map Amendment 21i-00263
Legal Description Final v2 8/24/2022

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-A to U-SU-A1

2ND FILING OF A PORTION OF HIGHLAND PARK

Block 38, Lots 21 to 24, and Lots 29 to 31

Block 43, The West 1/2 of Lot 22, and Lots 23 and 24

Block 45, Lots 1 to 4, the East 1/2 of Lot 34, and Lots 35 to 48

Block 51, Lots 1 to 34

Block 52, Lots 1 to 16, and Lots 25 to 48

Block 53, Lots 1 to 24, and Lots 28 to 44

Block 54, Lots 1 to 46

Block 55, Lots 1 to 46

Block 56, Lots 1 to 48

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

Block 58, Lots 1 to 46

ANDERSON'S SUBDIVISION OF LOTS 1 TO 4 BLOCK 8, KOUNTZE HEIGHTS

Block 8, Lots 1 to 4

ASHLAND HEIGHTS

Block 1, Lots 1 to 34

Block 2, Lots 1 to 9, the North 1/2 of Lot 11, and Lots 12 to 24

Block 3, Lots 1 to 34

CLAWSONS SUBDIVISION OF LOTS 1 2 3 AND 4 BLOCK 57 OF THE 2ND FILING OF A PORTION OF HIGHLAND PARK

Block 57, Lots 1 to 4

CLAWSONS SUBDIVISION OF LOTS 45 46 47 AND 48 OF BLOCK 53 OF THE 2ND FILING OF A PORTION OF HIGHLAND

Block 53, Lots 1 to 5

CORNFORTH HEIGHTS

Block 1, Lots 45 to 48

Block 2, Lots 1 to 4, and Lots 43 and 44

HERR'S SUBDIVISION

Block 44, Lots 1 to 5, and Lots 45 to 48

WRIGHT'S RESUBDIVISION OF LOTS 11, 12 AND EAST 28 8/10 FEET OF LOT 10 IN BLOCK 31, HIGHLAND PARK

Block N/A, Lots 28 to 34

HIGHLAND PARK

Block 30, Lots 6 to 13

Block 31, Lots 1 to 8, and the West 11.22 FEET of Lot 9

HIGHLAND PLACE

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

Block 6, Lots 1 to 4, and Lots 45 to 48

Block 7, Lots 1 to 4, and Lots 47 to 50

Block 8, Lots 1 to 4, The North 15 FEET of Lot 5, and Lots 47 to 50

KOUNTZE HEIGHTS

Block 1, Lots 5 to 21, the East 1/2 of Lot 22, and Lots 25 to 48

Block 2, Lots 25 to 39, and Lots 44 to 48

Block 3, Lots 1 to 48

Block 4, Lots 1 to 48

Block 5, Lots 1 to 48

Block 8, Lots 5 to 24

MORRISONS SUBDIVISION

Block 38, Lots 1 to 5

PACKARDS HILL SUBDIVISION

Block 1, Lots 15 to 21, and Lots 28 to 40 Except the North 15 FEET of the East 52 FEET of Lot 28, and the South 15 FEET of Lot 41

Block 2, The North 5 FEET of Lot 4 and Lots 5 to 46

SAGAMORE HILL

Block 6, Lots 1 to 14

WOLFF PLACE

Block 9, Lots 1 and 2

Block 10, Lots 1 to 6, and Lots 45 to 49

WOLFF PLACE ADDITION

Block 12, Lots 25 to 28

Block 13, Lots 19 to 28

Block 14, Lots 21 to 24, and Lots 29 to 48

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 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

2ND ADDITION TO NEW HOME

Block N/A, Lots 13 to 24

2ND FILING OF A PORTION OF HIGHLAND PARK

Block 33, Lots 11 to 27

Block 34, Lots 25 to 48

Block 35, Lots 25 to 48

Block 36, Lots 25 to 27

Block 37, Lots 1 to 48

Block 38, Lots 1 to 20, and Lots 32 to 48

Block 39, Lots 1 to 48

Block 40, Lots 11 to 44

Block 41, Lots 11 to 44

Block 42, Lots 1 to 48

Block 43, Lots 1 to 21, the East 1/2 of Lot 22, and Lots 25 to 48

Block 44, Lots 5 to 24, and Lots 29 to 44

Block 45, Lots 5 to 33, and the West 1/2 of Lot 34

Block 46, Lots 1 to 41

Block 47, Lots 1 to 37

Block 48, Lots 11 to 44

Block 49, Lots 11 to 41

Block 52, Lots 17 to 24

3RD ADDITION TO NEW HOME

Block N/A, Lots 1 to 12, and Lots 36 to 48

BROWNS 1ST ADDITION NEW HOME

Block 3, Lots 1 to 48

Block 4, Lots 1 to 48

CHILCOTT PLACE

Block 1, Lots 5 to 44

Block 2, Lots 6 to 43, and the South 1/2 of Lot 44

CLAWSONS SUBDIVISION OF LOTS 25 26 AND 28 OF BLOCK 44 OF THE 2ND FILING OF A PORTION OF HIGHLAND PARK

Block 44, Lots 1 to 5

COTTAGE HILL

Block 2, Lots 1 to 6

Block 3, Lots 4 to 6

Block 5, Lots 1 to 24

Block 6, Lots 1 to 12, and Lots 17 to 24

Block 7, Lots 1 to 3, and Lots 13 to 24

Block 9, Lots 1 to 9, and Lots 13 to 24

Block 10, Lots 1 to 24

Block 11, Lots 13 to 24

Block 12, Lots 1 to 24

COTTAGE HILL LAND COMPANYS ADDITION TO COTTAGE HILL

Block N/A, Lots 201 to 252, and Lots 349 to 377, and lots 380 to 400

CUMBERLAND

Block 1, Lots 1 to 4, and Lots 10 to 12

Block 2, Lots 1 to 44, The North 1/2 of Lot 46, and Lots 47 to 50

Block 3, Lots 1 to 24

EARL PLACE

Block 1, Lots 5 to 44

Block 2, Lots 5 to 44

ELLIS RESUBDIVISION OF THE NORTH HALF OF BLOCK 11 AND LOTS 4 TO 12 INCLUSIVE BLOCK 7 COTTAGE HILL ADDITION

Block 7, Lots 1 to 15

Block 11, Lots 1 to 19

FIRST ADDITION TO HIGHLAND PLACE

Block 7, Lots 13 to 38

Block 8, Lots 14 to 21, and Lots 30 to 37

GAINES SUBDIVISION OF LOTS 10 11 AND 12 BLOCK 9 COTTAGE HILL

Block 9, Lots 1 to 5

GRAYS RESUBDIVISION OF LOTS 1 2 3 AND THE SOUTH 10 FEET OF LOT 4 BLOCK 3 COTTAGE HILL

Block 3, Lots 1 to 6

HIGHLAND PARK

Block 24, Lots 1 to 3, and Lot 20 Except the Northerly 10 FEET

That portion of Lots 4, 5, 18 and 19 and the northerly 10 FEET of Lot 20 that are within Parcel #0229223001000 (3279 N. Grove St.) DIF RCP#0030169 Recorded 6/21/1985

The Westerly 25 FEET of Lot 8, and the Westerly 1/3 of Lot 12

HIGHLAND PARK

Block 26, Lots 5 to 11, and Lots 13 and 14

Block 27, Lots 5 to 10

Block 30, Lot 1, and Lot 2 Except the West 42 FEET, and Lots 3, 4, and Lots 14 to 18, and the West 50 FEET of Lot 19

Block 31, Lots 13 to 24

Block 32, The West 128 FEET of the South 32 FEET of Lot 15, The West 128 FEET of Lot 16, The West 128 FEET of the North 17.5 FEET of Lot 17, The West 160 FEET of the South 12.5 FEET of Lot 17 and the North 25 FEET of Lot 18,

The West 149 FEET of the South 25 FEET of Lot 18, Lot 19, and The North 40 FEET of Lot 20, and all of the South 10 FEET of Lot 20 to Lot 25, and the North 20 FEET of Lot 26, and Lots 27 and 28, Except the East 34 FEET of the West 69 FEET

HIGHLAND PLACE

Block 3, Lots 1 to 9, the South 20 FEET of Lot 12, Lots 13 to 17, the North 50 FEET of Lots 22 to 25, Lots 26 to 31, and Lots 34 to 42

Block 4, Lots 1 to 17, and Lots 30 to 48

Block 5, The South 1/2 of Lot 8, Lots 9 to 42, and the South 16 2/3 FEET of Lot 43

Block 6, Lots 5 to 44

Block 7, Lots 5 to 12, and Lots 39 to 46

Block 8, The South 10 FEET of Lot 5, and Lots 6 to 10, and Lots 41 to 46

JONES SUBDIVISION OF PART OF BLOCK 1 CUMBERLAND

Block N/A, Lots 5 to 9

KOUNTZE HEIGHTS

Block 6, Lots 1 to 48

Block 7, The West 1.2 FEET of the South 37.5 FEET and the West 16.2 FEET of the North 88.5 FEET of Lot 3, and Lots 4 to 24, and Lots 30 to 43

Block 8, Lots 25 to 48

NEW DEAL PARK

Block N/A, Lots 1 to 16

NEW HOME

Block 1, The West 75 FEET of Lots 25 to 28, and all of Lots 29 to 48

Block 2, Lots 1 to 48

RESUBDIVISION OF BLOCK 1 COTTAGE HILL

Block 1, Lots 1 to 18

RESUBDIVISION OF BLOCK 4 COTTAGE HILL

Block 4, Lots 1 to 4, the South 65 FEET of Lots 5 to 8, and Lots 9 to 16

RESUBDIVISION OF BLOCK 8 COTTAGE HILL

Block 8, Lots 6 to 33

RESUBDIVISION OF LOTS 1 2 3 AND 4 BLOCK 27 HIGHLAND PARK

Block 27, Lots 1 to 9

RESUBDIVISION OF THE EAST 125 FEET OF THE ELLIS RESUBDIVISION OF BLOCK 8 COTTAGE HILL

Block 8, Lots 1 to 11

S C COOK SUBDIVISION

Block N/A, Lots 1 to 8

SAGAMORE HILL

Block 1, Lots 17 to 50

Block 2, Lots 1 to 12

Block 3, Lots 1 to 7

Block 4, Lots 1 to 48

Block 5, Lots 1 to 16

Block 7, Lots 1 to 7

SLOANS LAKE HEIGHTS

Block 2, Lots 1 to 48

Block 5, Lots 1 to 48

Block 8, Lots 1 to 33, The West 15 FEET of Lot 34, The East 5 FEET of Lot 35, and all of Lots 36 to 48

SLOANS RESUBDIVISION OF PART OF BLOCK 6 COTTAGE HILL

Block 6, Lots 1 to 8

SUMMIT SUBDIVISION

Block 1, Lots 5 to 44

Block 2, Lots 5 to 43

SWARTZ SUBDIVISION

Block N/A, Lots 1 to 6

WILLARD PLACE

Block 1, Lots 20 to 34

Block 2, Lots 5 to 44

Block N/A, The East 125.75' of the "SHEW" Tract Adjacent on the South to Lot 20 Block 1 Willard Place

WOLFF PLACE ADDITION

Block 11, Lots 1 to 48

Block 12, Lots 1 to 24, and Lots 29 to 48

Block 13, Lots 1 to 18, and Lots 29 to 48

Block 14, Lots 1 to 20

Block 15, Lots 1 to 48

Block 16, Lots 1 to 48

Block 17, Lots 1 to 48

Block 18, Lots 3 to 48

WOODMAN SUBDIVISION OF EAST HALF OF BLOCK 1 CUMBERLAND

Block 1, Lots 1 to 12

The Unplatted Parcels by Street and Address:

N. Osceola St.

3501, 3515, 3523, 3527, 3533, 3535, 3543

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 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

ALLENS RESUB OF LOTS 1 2 3 4 5 6 7 8 AND 9 BLOCK 13 OF COTTAGE HILL

Block 13, Lots 1 to 14

CARTERS ADDITION

Block 1, Lots 1 to 22

Block 2, Lots 1 to 14

Block 3, Lots 1 to 48

Block 4, Lots 1 to 48

CORNFORTH HEIGHTS

Block 1, Lots 1 to 44

Block 2, Lots 5 to 42

COTTAGE HILL

Block 13, Lots 10 to 24

Block 14, Lots 1 to 24

Block 16, Lots 1 to 24

Block 18, Lots 1 to 24

Block 20, Lots 22 to 24

Block 24, Lots 1 to 3, and Lots 6 to 8

COTTAGE HILL GARDENS

Block 2, Lots 2 to 5

COTTAGE HILL LAND COMPANYS ADDITION TO COTTAGE HILL

Block N/A, Lots 53 to 94, and Lots 107 to 122

Block N/A, Lot 125 Except the West 5 FEET, and Lots 126 to 148

Block N/A, Lots 253 to 294, and Lots 307 to 348

DE LAPPE PLACE

Block 3, Lots 11 to 20

Block 4, Lots 1 to 20

Block 5, Lots 1 to 20

Block 6, Lots 1 to 20

Block 7, Lots 1 to 48

Block 8, Lots 1 to 20, and Lots 29 to 48

Block 11, Lots 1 to 18, and Lots 30 to 48

Block 12, Lots 1 to 48

HONNECKES ADDITION RESUBDIVISION OF PLOTS 1 TO 4 10 TO 13 AND 15 TO 17 HONNECKES ADDTION TO DENVER

Block 1, Lots 25 to 43

Block 2, Lots 1 to 43

HONNECKES ADDITION TO DENVER

Block N/A, Lots 19 to 23

RESUBDIVISION OF PART OF COTTAGE HILL VIZ BLOCK 17 18 19 22 23 AND LOTS 1 TO 21 INCLUSIVE BLOCK 20

Block 17, Lots 1 to 38

Block 19, Lots 1 to 38

Block 20, Lots 1 to 33

SLOANS LAKE HEIGHTS

Block 1, Lots 1 to 48

Block 3, Lots 1 to 12, and Lots 37 to 48

Block 4, Lots 1 to 12, and Lots 37 to 48

Block 6, Lots 1 to 48

Block 7, Lots 1 to 48

Block 9, Lots 1 to 12, and Lots 37 to 48

Block 10, Lots 1 to 3, and Lots 7 to 12, and Lots 39 to 48

Block 11, Lots 1 to 48

Block 12, Lots 1 to 35

WOLFF PLACE

Block 1, Lots 1 to 48

Block 2, Lots 1 to 48

Block 5, Lots 5 to 45

Block 6, Lots 3 to 16, and Lots 19 to 45 and the South 1/2 of Lot 46

Block 7, Lots 5 to 44, and the South 1/3 of Lot 45

Block 8, The South 23 FEET of Lot 3, and Lots 4 to 42

Block 9, Lots 3 to 47

Block 10, Lots 7 to 44

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.