

**BY AUTHORITY**

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

COUNCIL BILL NO. CB23-0283  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for multiple properties in Athmar Park and Valverde.**

**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-B1, E-SU-D1 and E-SU-D1x 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-B, E-SU-D and E-SU-Dx.
- b. It is proposed that the land area hereinafter described be changed to E-SU-B1, E-SU-D1 and E-SU-D1x.

**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-D to E-SU-D1:

**MORRISTOWN SUBDIVISION**

- Block 1, Lots 10 to 11
- Block 2, Lots 10 to 11
- Block 3, Lots 10 to 11
- Block 4, Lot 9
- Block 5, Lots 1 to 9, and Lot 20
- Block 6, Lots 1 to 18
- Block 7, Lots 1 to 18
- Block 8, Lots 1 to 18

**TOGETHER WITH  
The Unplatted Parcels by Street and Address:**

**S. CLAY ST.**  
1001, 1035, 1075, 1085

**S. DALE CT.**

1 1000, 1008, 1010

2  
3 **S. ELIOT ST.**

4 994  
5 1000

6  
7 **W. MISSISSIPPI AVE.**

8 2701, 2703, 2707

9  
10 **W. TENNESSEE AVE.**

11 2701, 2749, 2751, 2799, 2801, 2999

12 TOGETHER WITH

13  
14 All Vacated Street or Alley Rights of Way lying adjacent to described areas.

15  
16 in addition thereto, those portions of all abutting public rights-of-way, but only to the centerline  
17 thereof, which are immediately adjacent to the aforesaid specifically described area.

18 **Section 3.** That the zoning classification of the land area in the City and County of Denver  
19 described as follows shall be and hereby is changed from E-SU-Dx to E-SU-D1x:

20 **VALVERDE SECTION**

21  
22 **Adolph Rauh Addition**

23 Block 1, Lots 13 to 24  
24 Block 2, Lots 1 to 24

25  
26 **Allen's Heights**

27 Block 1, Lots 1 to 48  
28 Block 2, Lots 1 to 48

29  
30 **ANN MARIE SUBDIVISION**

31 Lots 15 to 34

32  
33 **Burns West View Addition**

34 Block 1, Lots 13 to 24  
35 Block 2, Lots 1 to 24

36  
37 **EVENING SHADE ADDITION**

38 Lots 34 to 48

39  
40 **First Addition to South Denver**

41 Block 1, Lots 1 to 48  
42 Block 2, Lots 1 to 48  
43 Block 5, Lots 1 to 14, and Lots 33 to 46  
44 Block 6, Lots 1 to 18, and Lots 29 to 46  
45 Block 7, Lots 1 to 18, and Lots 29 to 46  
46 Block 8, Lots 1 to 18, and Lots 29 to 46

1 **FLETCHERS WEST SIDE SUBDIVISION 2ND FILING**

2 Block 106, Lots 24 to 25

3 Block 107, Lots 22 to 29

4  
5 **HIGGINS KASSLER ADDITION**

6 Block 1, Lots 25 to 44

7 Block 2, Lots 1 to 48

8 Block 3, Lots 1 to 24, and Lots 34 to 48

9  
10 **HIGGINS KASSLERS 2ND ADDITION**

11 Block 4, Lots 1 to 32

12 Block 5, Lots 1 to 18

13 Block 6, Lots 1 to 29

14 Block 7, Lots 1 to 11

15 Block 8, Lots 1 to 5

16 Block 9, Lots 1 to 13

17  
18 TOGETHER WITH

19 **The Unplatted Parcels by Street and Address**

20  
21 **W. 1ST AVE.**

22 2649

23  
24 **N. ALCOTT ST.**

25 12, 22, 32, 42, 52, 62, 70, 72, 82, 86, 92, 98

26  
27 **S. ALCOTT ST.**

28 2, 4, 14, 24, 30, 36, 40, 48, 50, 51, 52, 55, 65, 70, 75, 80, 85, 90, 95

29 101, 106, 116, 120, 121, 125, 126, 134, 135, 137, 141, 145, 155, 160, 165, 168, 178, 181,  
30 187, 190, 195

31  
32 **W. BAYAUD AVE.**

33 2400, 2410, 2460

34  
35 **W. CEDAR AVE.**

36 2451

37  
38 **S. CLAY ST.**

39 101, 109

40  
41 **S. DALE CT.**

42 100, 101, 110, 111, 115, 118, 124, 125, 135, 136, 140, 142, 145, 146, 155, 160, 170, 175,  
43 180, 183, 187, 188, 190, 195

44  
45 **S. DECATUR ST.**

46 100, 112, 124, 130, 134, 144, 154, 162, 168, 180, 186, 190

47  
48 **S. ZUNI ST.**

49 115, 125, 135, 145, 155, 163, 171, 187

50

1 **ATHMAR PARK SECTION**

2  
3 **ATHMAR PARK UNIT NO 1**

- 4 Block 1, Lots 1 to 20
- 5 Block 2, Lots 1 to 9, and Lots 11 to 20
- 6 Block 3, Lots 1 to 20
- 7 Block 4, Lots 1 to 20
- 8 Block 5, Lots 1 to 20
- 9 Block 6, Lots 1 to 20
- 10 Block 7, Lots 1 to 20
- 11 Block 8, Lots 1 to 20
- 12 Block 9, Lots 1 to 14
- 13 Block 10, Lots 1 to 14
- 14 Block 11, Lots 1 to 14
- 15 Block 12, Lots 1 to 14
- 16 Block 13, Lots 1 to 14
- 17 Block 14, Lots 1 to 14

18  
19 **ATHMAR PARK UNIT NO 2**

- 20 Block 19, Lots 1 to 22
- 21 Block 20, Lots 1 to 19
- 22 Block 21, Lots 1 to 27
- 23 Block 22, Lots 1 to 36
- 24 Block 23, Lots 1 to 28, and Lots 30 to 39
- 25 Block 24, Lots 1 to 40

26  
27 **ATHMAR PARK UNIT NO 3**

- 28 Block 15, Lots 1 to 25
- 29 Block 16, Lots 1 to 22
- 30 Block 17, Lots 1 to 7
- 31 Block 18, Lots 1 to 20
- 32 Block 25, Lots 1 to 40
- 33 Block 27, Lots 1 to 28
- 34 Block 28, Lots 1 to 16
- 35 Block 29, Lots 1 to 25
- 36 Block 30, Lots 1 to 30
- 37 Block 31, Lots 1 to 21
- 38 Block 32, Lots 1 to 16
- 39 Block 33, Lots 1 to 13
- 40 Block 34, Lots 1 to 12
- 41 Block 35, Lots 1 to 9
- 42 Block 36, Lots 1 to 20
- 43 Block 37, Lots 1 to 21
- 44 Block 38, Lots 1 to 31
- 45 Block 39, Lots 1 to 15
- 46 Block 40, Lots 1 to 24
- 47 Block 41, Lots 1 to 12
- 48 Block 42, Lots 1 to 25
- 49 Block 43, Lots 1 to 14
- 50 Block 44, Lots 1 to 13

1 Block 45, Lots 1 to 16  
2 Block 46, Lots 1 to 5, and Lots 12 to 18

3

4 **KELEMEN HEIGHTS RESUBDIVISION**

5 Lots 1 to 11

6

7 **KINYON HEIGHTS**

8 Block 1, Lots 16 to 29

9 Block 2, Lots 1 to 44

10 Block 3, Lots 1 to 44

11 Block 4, Lots 1 to 44

12

13 **MORRISTOWN SUBDIVISION**

14 Block 1, Lots 1 to 9, and Lots 12 to 20

15 Block 2, Lots 1 to 9, and Lots 12 to 20

16 Block 3, Lots 1 to 9, and Lots 12 to 20

17 Block 4, Lots 1 to 8, and Lots 10 to 16

18 Block 5, Lots 10 19

19

20 **MOUNTAIN VIEW PARK**

21 Block 9, Lots 7-12

22 Block 10, Lots 1 to 12

23 Block 11, Lots 1 to 12

24 Block 12, Lots 1 to 12

25 Block 13, Lots 1 to 12

26 Block 14, Lots 1 to 12

27 Block 15, Lots 1 to 12

28 Block 16, Lots 1 to 12

29 Block 17, Lots 1 to 12

30 Block 18, Lots 1 to 12

31 Block 19, Lots 1 to 12

32 Block 20, Lots 1 to 12

33 Block 21, Lots 1 to 12

34 Block 22, Lots 1 to 12

35 Block 23, Lots 1 to 12

36 Block 24, Lots 7 to 12

37 Block 25, Lots 6 to 10

38 Block 26, Lots 1 to 10

39 Block 27, Lots 1 to 10

40 Block 28, Lots 1 to 10

41 Block 29, Lots 1 to 10

42 Block 30, the South 45' of Lot 1, and Lots 2 to 10

43 Block 31, Lots 1 to 10

44 Block 32, Lots 1 to 10

45 Block 33, Lots 1 to 6

46 Block 34, Lots 1 to 8

47 Block 35, Lots 1 to 12

48 Block 36, Lots 1 to 12

49 Block 37, Lots 1 to 12

50 Block 38, Lots 1 to 12

1 Block 39, Lots 6 to 10  
2 Block 40, Lots 1 to 10  
3 Block 41, Lots 1 to 10  
4 Block 42, Lots 1 to 10

5  
6 **FIRST ADDITION TO MOUNTAIN VIEW PARK**

7 Block 46, Lots 1 to 12  
8 Block 47, Lots 7 to 12

9  
10 **RESUBDIVISION OF LOTS 10 11 12 AND 13 BLOCK 35 ATHMAR PARK UNIT NO 3**

11 Block 35, Lots 10 to 13

12  
13 **VALVERDE HEIGHTS**

14 Block 1, Lots 1 to 14  
15 Block 2, Lots 1 to 23  
16 Block 3, Lots 1 to 8  
17 Block 4, Lots 1 to 19  
18 Block 5, Lots 1 to 19  
19 Block 6, Lots 1 to 17  
20 Block 7, Lots 1 to 24  
21 Block 8, Lots 1 to 26

22  
23 TOGETHER WITH

24 **The Unplatted Parcels by Street and Address**

25  
26 **S. Eliot St.**

27 905, 915, 925, 925 MISC

28  
29 **S. Zuni St.**

30 1050

31  
32 TOGETHER WITH

33  
34 All Vacated Street or Alley Rights of Way lying adjacent to described areas.

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

37 **Section 4.** That the zoning classification of the land area in the City and County of Denver  
38 described as follows shall be and hereby is changed from E-SU-B to E-SU-B1:

39 **VALVERDE**

40 Block 5, Lots 25 to 48  
41 Block 6, Lots 1 to 48  
42 Block 7, Lots 1 to 48  
43 Block 8, Lots 1 to 24, and Lots 28 to 48  
44 Block 9, Lots 1 to 48  
45 Block 10, Lots 25 to 48  
46 Block 24, Lots 1 to 7, and Lots 12 to 34, and Lots 40 to 48  
47 Block 25, Lots 1 to 48  
48 Block 26, Lots 1 to 48

1 Block 27, Lots 1 to 48  
2 Block 28, Lots 1 to 48  
3 Block 30, Lots 18 to 48  
4 Block 31, Lots 13 to 32  
5 Block 32, Lots 7 to 44

6  
7 TOGETHER WITH

8  
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 thereof,  
11 which are immediately adjacent to the aforesaid specifically described area.

12 **Section 5.** 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 COMMITTEE APPROVAL DATE: March 21, 2023

15 MAYOR-COUNCIL DATE: March 28, 2023 by Consent

16 PASSED BY THE COUNCIL: \_\_\_\_\_

17 \_\_\_\_\_ - PRESIDENT

18 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

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

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

23 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: March 30, 2023

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

28  
29 Kerry Tipper, Denver City Attorney

30  
31 BY: Anshul Bagga, Assistant City Attorney DATE: Mar 30, 2023