

Legislative Zone Map Amendment 2022i-00215
Legal Description updated 2/28/2023

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
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.

1000, 1008, 1010

S. ELIOT ST.

994

1000

W. MISSISSIPPI AVE.

2701, 2703, 2707

W. TENNESSEE AVE.

2701, 2749, 2751, 2799, 2801, 2999

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

E-SU-DX to E-SU-D1X (VALVERDE SECTION)

Adolph Rauh Addition

Block 1, Lots 13 to 24

Block 2, Lots 1 to 24

Allen's Heights

Block 1, Lots 1 to 48

Block 2, Lots 1 to 48

ANN MARIE SUBDIVISION

Lots 15 to 34

Burns West View Addition

Block 1, Lots 13 to 24

Block 2, Lots 1 to 24

EVENING SHADE ADDITION

Lots 34 to 48

First Addition to South Denver

Block 1, Lots 1 to 48

Block 2, Lots 1 to 48

Block 5, Lots 1 to 14, and Lots 33 to 46

Block 6, Lots 1 to 18, and Lots 29 to 46

Block 7, Lots 1 to 18, and Lots 29 to 46

Block 8, Lots 1 to 18, and Lots 29 to 46

FLETCHERS WEST SIDE SUBDIVISION 2ND FILING

Block 106, Lots 24 to 25

Block 107, Lots 22 to 29

HIGGINS KASSLER ADDITION

Block 1, Lots 25 to 44

Block 2, Lots 1 to 48

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

HIGGINS KASSLERS 2ND ADDITION

Block 4, Lots 1 to 32

Block 5, Lots 1 to 18

Block 6, Lots 1 to 29

Block 7, Lots 1 to 11

Block 8, Lots 1 to 5
Block 9, Lots 1 to 13

TOGETHER WITH
The Unplatted Parcels by Street and Address

W. 1ST AVE.
2649

N. ALCOTT ST.
12, 22, 32, 42, 52, 62, 70, 72, 82, 86, 92, 98

S. ALCOTT ST.
2, 4, 14, 24, 30, 36, 40, 48, 50, 51, 52, 55, 65, 70, 75, 80, 85, 90, 95
101, 106, 116, 120, 121, 125, 126, 134, 135, 137, 141, 145, 155, 160, 165, 168, 178, 181, 187, 190, 195

W. BAYAUD AVE.
2400, 2410, 2460

W. CEDAR AVE.
2451

S. CLAY ST.
101, 109

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

S. DECATUR ST.
100, 112, 124, 130, 134, 144, 154, 162, 168, 180, 186, 190

S. ZUNI ST.
115, 125, 135, 145, 155, 163, 171, 187

TOGETHER WITH

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E-SU-DX to E-SU-D1X (ATHMAR PARK SECTION)

ATHMAR PARK UNIT NO 1

Block 1, Lots 1 to 20

Block 2, Lots 1 to 9, and Lots 11 to 20

Block 3, Lots 1 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 20

Block 8, Lots 1 to 20

Block 9, Lots 1 to 14

Block 10, Lots 1 to 14

Block 11, Lots 1 to 14

Block 12, Lots 1 to 14

Block 13, Lots 1 to 14

Block 14, Lots 1 to 14

ATHMAR PARK UNIT NO 2

Block 19, Lots 1 to 22

Block 20, Lots 1 to 19

Block 21, Lots 1 to 27

Block 22, Lots 1 to 36

Block 23, Lots 1 to 28, and Lots 30 to 39

Block 24, Lots 1 to 40

ATHMAR PARK UNIT NO 3

Block 15, Lots 1 to 25

Block 16, Lots 1 to 22

Block 17, Lots 1 to 7

Block 18, Lots 1 to 20

Block 25, Lots 1 to 40

Block 27, Lots 1 to 28

Block 28, Lots 1 to 16

Block 29, Lots 1 to 25

Block 30, Lots 1 to 30

Block 31, Lots 1 to 21

Block 32, Lots 1 to 16

Block 33, Lots 1 to 13

Block 34, Lots 1 to 12

Block 35, Lots 1 to 9
Block 36, Lots 1 to 20
Block 37, Lots 1 to 21
Block 38, Lots 1 to 31
Block 39, Lots 1 to 15
Block 40, Lots 1 to 24
Block 41, Lots 1 to 12
Block 42, Lots 1 to 25
Block 43, Lots 1 to 14
Block 44, Lots 1 to 13
Block 45, Lots 1 to 16
Block 46, Lots 1 to 5, and Lots 12 to 18

KELEMEN HEIGHTS RESUBDIVISION

Lots 1 to 11

KINYON HEIGHTS

Block 1, Lots 16 to 29
Block 2, Lots 1 to 44
Block 3, Lots 1 to 44
Block 4, Lots 1 to 44

MORRISTOWN SUBDIVISION

Block 1, Lots 1 to 9, and Lots 12 to 20
Block 2, Lots 1 to 9, and Lots 12 to 20
Block 3, Lots 1 to 9, and Lots 12 to 20
Block 4, Lots 1 to 8, and Lots 10 to 16
Block 5, Lots 10 19

MOUNTAIN VIEW PARK

Block 9, Lots 7-12
Block 10, Lots 1 to 12
Block 11, Lots 1 to 12
Block 12, Lots 1 to 12
Block 13, Lots 1 to 12
Block 14, Lots 1 to 12
Block 15, Lots 1 to 12
Block 16, Lots 1 to 12
Block 17, Lots 1 to 12
Block 18, Lots 1 to 12
Block 19, Lots 1 to 12
Block 20, Lots 1 to 12
Block 21, Lots 1 to 12
Block 22, Lots 1 to 12

Block 23, Lots 1 to 12
Block 24, Lots 7 to 12
Block 25, Lots 6 to 10
Block 26, Lots 1 to 10
Block 27, Lots 1 to 10
Block 28, Lots 1 to 10
Block 29, Lots 1 to 10
Block 30, the South 45' of Lot 1, and Lots 2 to 10
Block 31, Lots 1 to 10
Block 32, Lots 1 to 10
Block 33, Lots 1 to 6
Block 34, Lots 1 to 8
Block 35, Lots 1 to 12
Block 36, Lots 1 to 12
Block 37, Lots 1 to 12
Block 38, Lots 1 to 12
Block 39, Lots 6 to 10
Block 40, Lots 1 to 10
Block 41, Lots 1 to 10
Block 42, Lots 1 to 10

FIRST ADDITION TO MOUNTAIN VIEW PARK

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

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

Block 35, Lots 10 to 13

VALVERDE HEIGHTS

Block 1, Lots 1 to 14
Block 2, Lots 1 to 23
Block 3, Lots 1 to 8
Block 4, Lots 1 to 19
Block 5, Lots 1 to 19
Block 6, Lots 1 to 17
Block 7, Lots 1 to 24
Block 8, Lots 1 to 26

TOGETHER WITH

The Unplatted Parcels by Street and Address

S. Eliot St.

905, 915, 925, 925 MISC

S. Zuni St.

1050

TOGETHER WITH

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E-SU-B to E-SU-B1

VALVERDE

Block 5, Lots 25 to 48

Block 6, Lots 1 to 48

Block 7, Lots 1 to 48

Block 8, Lots 1 to 24, and Lots 28 to 48

Block 9, Lots 1 to 48

Block 10, Lots 25 to 48

Block 24, Lots 1 to 7, and Lots 12 to 34, and Lots 40 to 48

Block 25, Lots 1 to 48

Block 26, Lots 1 to 48

Block 27, Lots 1 to 48

Block 28, Lots 1 to 48

Block 30, Lots 18 to 48

Block 31, Lots 13 to 32

Block 32, Lots 7 to 44

TOGETHER WITH

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