

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2022

COUNCIL BILL NO. CB22-0343  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for multiple properties in Villa Park, Barnum and Barnum West.**

**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-D1 and E-SU-D1x districts;

**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-D and E-SU-Dx.
- b. It is proposed that the land area hereinafter described be changed to 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:

**HILL TOP SUBDIVISION**

Block 1, Lots 1 to 26  
Block 2, Lots 1 to 10

**MOORE’S ADDITION**

Block 2, Lots 16 to 30

**P. T. BARNUM’S SUBDIVISION**

Block 109, Lots 1 to 20, and Lots 23 to 40  
Block 110, Lots 1 to 40  
Block 111, Lots 1 to 20, and Lots 23 to 40  
Block 112, Lots 1 to 40  
Block 113, Lots 1 to 16, and Lots 23 to 40  
Block 114, Lots 1 to 40  
Block 115, Lots 1 to 24  
Block 116, Lots 1 to 24

**SUBDIVISION OF PART OF P. T. BARNUM’S SUBDIVISION**

1 Lots 1 to 25  
2 Lots 27 to 37

3  
4 **VILLA PARK**

5 Block 17, Lots 25 to 48  
6 Block 18, Lots 1 to 48  
7 Block 19, Lots 1 to 48  
8 Block 20, Lots 1 to 24, and Lots 27 to 34, and Lots 37 to 48  
9 Block 21, Lots 1 to 48  
10 Block 22, Lots 1 to 48  
11 Block 25, Lots 1 to 22  
12 Block 26, Lots 1 to 48  
13 Block 27, Lots 1 to 48  
14 Block 28, Lots 1 to 48  
15 Block 29, Lots 1 to 48  
16 Block 30, Lots 1 to 48  
17 Block 31, Lots 1 to 48  
18 Block 32, Lots 25 to 48

19  
20 **SUBDIVISION BLOCKS 23 AND WEST HALF BLOCK 24 VILLA PARK**

21 Block 23, Lots 1 to 48  
22 Block 24, Lots 1 to 24

23  
24 **WINDSOR**

25 Block 19, Lots 1 to 5

26  
27 TOGETHER WITH

28  
29 **The Unplatted Parcels by Street and Address:**

30  
31 **N. HAZEL CT.**  
32 740, 744, 748, 752, 756, 760

33  
34 TOGETHER WITH

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

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

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

41 **Alameda Gardens**  
42 Block 1, Lots 1 to 8  
43 Block 2, Lots 1 to 14

44  
45 **Alameda Hills Filing No. 1**  
46 Block 1, Lots 1 to 8

- 1 Block 2, Lots 1 to 6
- 2 Block 3, Lots 1 to 15
- 3 Block 4, Lots 1 to 18
- 4 Block 5, Lots 1 to 13

5

6 **Alameda Hills Filing No. 2**

- 7 Block 1, Lots 1 to 9
- 8 Block 2, Lots 1 to 24
- 9 Block 3, Lots 1 to 24

10

11 **Alameda Hills Filing No. 3**

- 12 Block 4, Lots 1 to 13
- 13 Block 5, Lots 1 to 17
- 14 Block 6, Lots 1 to 21
- 15 Block 7, Lots 1 to 11
- 16 Block 8, Lots 1 to 12
- 17 Block 9, Lots 1 to 2

18

19 **APPELS ADDITION TO WINDSOR, PLAT OF**

- 20 Block 1, Lots 1 to 18

21

22 **BONITA HEIGHTS**

- 23 Block 1, Lots 1 to 36
- 24 Block 2, Lots 1 to 34

25

26 **BURGESS' ADDITION**

- 27 Block 1, Lots 1 to 50

28

29 **BURNS SUNSET HEIGHTS**

- 30 Block 1, Lots 3 to 26
- 31 Block 2, Lots 3 to 26
- 32 Block 3, Lots 3 to 26
- 33 Block 4, Lots 3 to 26
- 34 Block 5, Lots 3 to 14
- 35 Block 6, Lots 1 to 20
- 36 Block 7, Lots 1 to 40
- 37 Block 8, Lots 1 to 40
- 38 Block 9, Lots 1 to 40
- 39 Block 10, Lots 1 to 40
- 40 Block 11, Lots 1 to 11
- 41 Block 12, Lots 1 to 22
- 42 Block 13, Lots 1 to 22
- 43 Block 14, Lots 1 to 22
- 44 Block 15, Lots 1 to 11

45

46 **COURTNEY SUBDIVISION**

- 47 Lots 1 to 8

48 **CRISP'S ADDITION TO THE CITY OF DENVER**

- 49 Block 1, Lots 5 to 14
- 50 Block 2, Lots 3 to 26

- 1 Block 3, Lots 3 to 8, and Lots 11 to 26
- 2 Block 4, Lots 3 to 26
- 3 Block 5, Lots 3 to 26
- 4 Block 6, Lots 1 to 40
- 5 Block 7, Lots 1 to 40
- 6 Block 8, Lots 1 to 40
- 7 Block 9, Lots 1 to 40
- 8 Block 10, Lots 1 to 20
- 9 Block 12, Lots 1 to 22
- 10 Block 13, Lots 1 to 22
- 11 Block 14, Lots 1 to 22
- 12 Block 15, Lots 1 to 22

**DEE'S SUBDIVISION**

Lots 1 to 12

**HAWKINS' SUBDIV. BLOCK 3 HILL & WEBSTER'S ADDITION**

Block 3, Lots 1 to 48

**Hill and Webster's Addition**

All of Blocks 1, 2, 4, and Blocks 7 to 12

**JENSEN SUBDIVISION**

Block N/A, Lots 1 to 22

**KELLY JAMES SUBDIVISION**

Block 1, Lots 1 to 26

**LEWIS HURST SUBDIVISION**

Block N/A, Lots 1 to 10

**Lowrey Heights**

- 33 Block 3, Lots 21 to 24
- 34 Block 4, Lots 17 to 24
- 35 Block 5, Lots 17 to 24
- 36 Block 6, Lots 17 to 24
- 37 Block 7, Lots 17 to 24
- 38 Block 8, Lots 17 to 20
- 39 Block 9, Lots 1 to 20
- 40 Block 10, Lots 1 to 40
- 41 Block 11, Lots 1 to 40
- 42 Block 12, Lots 1 to 40
- 43 Block 13, Lots 1 to 40
- 44 Block 14, Lots 1 to 40
- 45 Block 15, Lots 1 to 40
- 46 Block 16, Lots 21 to 36
- 47 Block 17, Lots 1 to 40
- 48 Block 18, Lots 1 to 40
- 49 Block 19, Lots 1 to 40
- 50 Block 20, Lots 1 to 40

1 Block 21, Lots 1 to 40  
2 Block 22, Lots 1 to 40  
3 Block 23, Lots 1 to 40  
4 Block 24, Lots 1 to 20 EXCEPT the City Owned Parcel Schedule Number 05073-17-023-  
5 000  
6

7 **Lull Heights**

8 Block 1, Lots 1 to 18  
9 Block 2, Lots 1 to 12  
10 Block 3, Lots 1 to 14  
11

12 **NICHOLSON-ROSS SUBDIVISION**

13 Block 1, Lots 1 to 20  
14 Block 2, Lots 1 to 24  
15

16 **P.T. BARNUM'S SUBDIVISION**

17 Block 14, Lots 1 to 20  
18 Block 15, Lots 1 to 40  
19 Block 16, Lots 1 to 40  
20 Block 17, Lots 1 to 20  
21 Block 44, Lots 1 to 20  
22 Block 45, Lots 17 to 30  
23 Block 46, Lots 1 to 20, and Lots 33 to 40  
24 Block 67, Lots 7 to 16  
25 Block 68, Lots 1 to 4, and Lots 11 to 16, and Lots 21 to 31, and Lots 35 to 40  
26 Block 69, Lots 1 to 16  
27 Block 69, the EAST 62.5' of Lots 23 and 24  
28 Block 69, Lots 25 to 40  
29 Block 70, Lots 1 to 20, and Lots 23 to 40  
30 Block 71, Lots 1 to 40  
31 Block 72, Lots 5 to 40  
32 Block 73, Lots 1 to 11  
33 Block 73, Lots 12 and 13 EXCEPT the City Owned Parcel Schedule Number 05071-37-  
34 0270-000  
35 Block 73, Lots 16 to 26  
36 Block 73, Lots 27 to 40 EXCEPT the City Owned Parcels Schedule Numbers 05071-37-  
37 0310-000  
38 And 05071-37-0140-000  
39 Block 74, Lots 1 to 12  
40 Block 74, Lots 13 and 14 EXCEPT the City Owned Parcel Schedule Number 05071-38-  
41 0180-000  
42 Block 74, Lots 21 to 24  
43 Block 74, Lot 25 EXCEPT the City Owned Parcel Schedule Number 05071-38-0200-000  
44 Block 74, Lots 29 to 40  
45 Block 75, Lots 1 to 40  
46 Block 76, Lots 1 to 40  
47 Block 77, Lots 1 to 40  
48 Block 78, Lots 1 to 40  
49 Block 79, Lots 1 to 20, and Lots 23 to 40  
50 Block 80, Lots 1 to 18, and the NORTH 10' of Lot 19

- 1 Block 80, Lots 23 to 40
- 2 Block 81, Lots 1 to 18, and Lots 21 to 40
- 3 Block 82, Lots 1 to 40
- 4 Block 83, Lots 1 to 40
- 5 Block 84, Lots 1 to 20
- 6 Block 97, Lots 1 to 20
- 7 Block 98, Lots 1 to 20
- 8 Block 108, Lots 16 to 20

9  
10 **PAULINE SUBDIVISION**

11 Lots 1 to 20

12  
13 **RODGERS SUBDIVISION**

14 Lots 1 to 10

15  
16 **SCHRADER HEIGHTS**

- 17 Block 1, Lots 1 to 18
- 18 Block 2, Lots 1 to 36

19  
20 **Subdivision of Blocks A, B, C, D, E, F, G, H, J, K, L & 105 as marked on Plat of P.T.**

21 **Barnum's Subdivision**

- 22 Block 117, Lots 16 to 24
- 23 Block 118, Lots 1 to 24
- 24 Block 120, Lots 12 to 29
- 25 Block 121, Lots 12 to 29
- 26 Block 122, Lots 12 to 29
- 27 Block 123, Lots 12 to 29
- 28 Block 124, Lots 12 to 29
- 29 Block 125, Lots 12 to 29
- 30 Block 126, Lots 12 to 29
- 31 Block 127, Lots 1 to 9
- 32 Block 128, Lots 1 to 20
- 33 Block 129, Lots 1 to 20
- 34 Block 130, Lots 1 to 20
- 35 Block 131, Lots 1 to 5
- 36 Block 132, Lots 1 to 20
- 37 Block 133, Lots 1 to 20
- 38 Block 134, Lots 1 to 5 EXCEPT the CDOT Owned Parcel Schedule Number 05073-43-
- 39 0030-000
- 40 Block 135, Lots 1 to 5, and lots 8 to 12
- 41 Block 136, Lots 1 to 5

42  
43 **VILLA PARK ADDITION**

- 44 Block 1, Lots 1 to 30
- 45 Block 2, Lots 1 to 30
- 46 Block 3, Lots 1 to 30
- 47 Block 4, Lots 1 to 30, and the WEST 1/2 of Vacated Winona Ct. Adjacent to Block 4 VILLA
- 48 PARK ADDITION
- 49 Block 5, Lots 1 to 30, and the EAST 1/2 of Vacated Winona Ct. Adjacent to Block 5 VILLA
- 50 PARK ADDITION

1 Block 6, Lots 1 to 30

2  
3 **WAGNER'S ADDITION**

4 Block 1, Lots 1 to 25, and Lots 44 to 68

5  
6 **WINDSOR**

7 Block 19, Lots 8 to 17

8 Block 20, Lots 1 to 34

9 Block 21, Lots 1 to 34

10 Block 22, Lots 1 to 51

11 Block 23, Lots 1 to 28, and Lots 35 to 68

12 Block 24, Lots 1 to 34, and Lots 39 to 68

13 Block 25, Lots 1 to 68

14 Block 26, Lots 1 to 68

15 Block 27, Lots 1 to 68

16  
17 TOGETHER WITH

18  
19 **The Unplatted Parcels by Street and Address**

20  
21 **W. 4TH AVE.**

22 4525, 4529, 4535, 4595

23 4601, 4615, 4665, 4675

24 4703, 4751

25  
26 **W. 5TH AVE.**

27 4500, 4516, 4590, 4595

28 4600, 4625, 4630, 4660, 4670, 4680, 4690

29 4760, 4780, 4790

30 4800, 4801, 4820, 4830, 4849

31 5100

32  
33 **W. 6TH AVE.**

34 4500, 4520

35 4600, 4640, 4656

36 4700

37 4860, 4870, 4890, 4896

38 4900, 4970, 4990

39 5000, 5010, 5020, 5030, 5090

40 5100, 5130

41  
42 **W. ALAMEDA AVE.**

43 4325

44 4401

45  
46 **W. BYERS PL.**

47 4335

48  
49 **W. CEDAR AVE.**

50 5005

1  
2 **W. HURST PL.**

3 4905, 4935, 4971, 4991  
4

5 **N. SHERIDAN BLVD.**

6 400, 410, 420, 430, 440, 444  
7

8 **N. UTICA ST.**

9 465, 475, 485

10 501, 521, 531, 541, 551, 561, 571, 581, 591

11 655, 665, 675, 685  
12

13 **N. VRAIN ST.**

14 509, 510, 517, 520, 525, 535, 540, 545, 550, 555, 560, 565, 570, 575, 580

15 605, 611, 619, 627, 635, 643, 650, 651, 659, 660, 667, 670, 675, 680

16 703  
17

18 **S. VRAIN ST.**

19 210, 211, 220, 225, 230, 231, 240, 241, 250, 251, 260, 261  
20

21 **N. WINONA CT.**

22 415, 421, 425, 435, 445, 455, 460, 465, 470, 475, 485, 495

23 500, 501, 510, 515, 520, 525, 530, 535, 540, 545, 550, 555, 560, 565, 570, 575

24 620, 624, 628, 636, 642, 646  
25

26 **N. WOLFF ST.**

27 400, 405, 411, 420, 421, 440, 441, 450, 451, 460, 470, 480, 485, 490, 494, 495, 497

28 500, 520, 524, 525, 528, 530, 535, 545, 555, 556, 565, 566, 575, 576, 585, 586, 595, 596  
29

30 **N. XAVIER ST.**

31 400, 410, 420, 430, 436, 460, 480

32 520, 530, 540, 550  
33

34 **N. YATES ST.**

35 401, 421, 431, 441, 451, 461, 471, 481, 487, 493

36 501, 521, 535, 545, 555, 565  
37

38 **N. ZENOBIA ST.**

39 400, 401, 420, 421, 431, 440, 441, 450, 451, 460, 461, 465, 470, 475, 480, 485, 486, 490  
40

41 TOGETHER WITH

42  
43 All Vacated Street or Alley Rights of Way lying adjacent to described areas.

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

46 **Section 4.** That this ordinance shall be recorded by the Manager of Community Planning and  
47 Development in the real property records of the Denver County Clerk and Recorder.



1 COMMITTEE APPROVAL DATE: March 29, 2022

2 MAYOR-COUNCIL DATE: April 5, 2022

3 PASSED BY THE COUNCIL: \_\_\_\_\_

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: April 7, 2022

11 Pursuant to Section 13-9, 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  
16 Kristin M. Bronson, Denver City Attorney

17  
18 BY: *Jonathan Griffin* \_\_\_\_\_, Assistant City Attorney DATE: Apr 7, 2022