

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2024

COUNCIL BILL NO. CB24-0089
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A BILL

For an ordinance changing the zoning classification for multiple properties in Hale.

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-D1X, E-SU-G1, and U-SU-C1 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, E-SU-G, and U-SU-C.

b. It is proposed that the land area hereinafter described be changed to E-SU-D1X, E-SU-G1, and U-SU-C1.

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-D1X:

Bellevue

- Block 9, Lots 66 to 70, and the South 137 1/2' of Lot 71
- Block 10, The South 125' Lot 74, Lots 75 to 78, and the South 100' of Lot 79
- Block 11, The South 139' of Lot 82, and Lots 83 to 87
- Block 12, Lots 90 to 94, and the South 112 1/2' of Lot 95
- Block 15, Lots 169 to 176
- Block 16, Lots 161 to 168
- Block 17, Lots 157 to 160
- Block 25, Lots 195 to 198
- Block 27, Lots 209 to 216

Bellevue Park

- Block 2, Lots 25 to 48
- Block 3, Lots 1 to 48
- Block 4, Lots 1 to 48
- Block 5, Lots 1 to 11, the North 4' of Lots 12 and 37, and Lots 38 to 48
- TOGETHER WITH the Vacated Alley lying adjacent to Lots 10 to 12, and Lots 37 to 39
- Block 6, Lots 1 to 48

- 1 Block 7, Lots 1 to 48
- 2 Block 8, Lots 1 to 48
- 3
- 4 **Cochrane's Resubdivision of Block 13 Bellevue**
- 5 Block 13, Lots 1 to 48
- 6
- 7 **COE BROS. Resubdivision of Block 14 Bellevue**
- 8 Block 14, Lots 1 to 48
- 9
- 10 **DUGAL'S SUBDIVISION**
- 11 Block 1, Lots 1 to 20, and Lots 28 to 46
- 12 Block 2, Lots 1 to 19, and Lots 28 to 46
- 13 Block 3, Lots 1 to 19, and Lots 28 to 46
- 14 Block 4, Lots 1 to 19, the North 2.02' of Lot 20, the North 3' of the East 72' of Lot 29, the North 18
- 15 1/2' of Lot 30, the South 6 1/2' of the East 72' of Lot 30, and Lots 31 to 46
- 16
- 17 **KEATING COLFAX AVENUE SUBDIVISION SECOND FILING**
- 18 Block 1, Lots 1 to 48
- 19
- 20 **OLMSTED AND CHAMBERLIN'S COLFAX PARK**
- 21 Block 1, Lots 1 to 48
- 22 Block 2, Lots 1 to 23, Lot 24 Lying Northeasterly of Hale Parkway, and Lots 25 to 48
- 23 Block 3, Lots 1 to 15, Lots 16 to 30 Lying Northeasterly of Hale Parkway, and Lots 31 to 48
- 24 Block 4, Lots 1 to 8, Lots 9 to 12 and 35 to 37 Lying Northeasterly of Hale Parkway, and Lots 38 to
- 25 48
- 26 Block 5, Lots 1 to 2, Lots 3 to 5 and 41 to 44 Lying Northeasterly of Hale Parkway, and Lots 45 to
- 27 48
- 28 Block 6, Lot 48 Lying Northeasterly of Hale Parkway
- 29 Block 12, Lots 29 to 34 Lying Northeasterly of Hale Parkway, and Lots 35 to 48
- 30
- 31 **PORTER AND RAYMOND'S 2ND ADDITION TO MONTCLAIR**
- 32 Block 6, Lots 16 to 30
- 33 Block 7, Lots 1 to 30
- 34 Block 8, Lots 1 to 30
- 35 Block 11, Lots 1 to 30
- 36 Block 12, Lots 1 to 30
- 37 Block 13, Lots 1 to 30
- 38 Block 14, Lots 1 to 30
- 39 Block 15, Lots 1 to 30
- 40 Block 16, Lots 1 to 30
- 41 Block 17, Lots 1 to 30
- 42 Block 18, Lots 1 to 30
- 43 Block 19, Lots 1 to 30
- 44 Block 20, Lots 1 to 30
- 45 Block 21, Lots 1 to 30
- 46 Block 22, Lots 1 to 15, and lots 21 to 30
- 47 Block 23, Lots 1 to 10, and Lots 22 to 30
- 48 Block 24, Lots 1 to 9, the East 88' of Lot 21, and Lots 22 to 30
- 49 Block 25, Lots 1 to 10, the North 1/2 of Lot 11, and lots 21 to 30
- 50 Block 26, Lots 1 to 10, and lots 22 to 30

1 TOGETHER WITH the Vacated Alley Rights of Way in Block 21 and the Vacated Street Rights of
2 Way adjacent to Lots 15 and 16 in Blocks 11 to 18, and adjacent to Lots 1 and 30 in Blocks 19 to
3 26

4
5 **Resubdivision of Block 8 Bellevue**
6 Block 8, Lots 25 to 42

7
8 **Resubdivision of N. 1/2 of Block No. 25 Bellevue**
9 Block 25, Lots 1 to 12, and Lots 37 to 48

10
11 **Skinner Bro's Subdivision**
12 Block 5, Lots 1 to 20, and Lots 27 to 46
13 Block 6, Lots 1 to 20, and Lots 27 to 46
14 TOGETHER WITH the Vacated Alley Rights of Way adjacent to said Lots in Block 6
15 Block 7, Lots 1 to 20, the North 10' of Lot 26, and Lots 27 to 46
16 Block 8, Lots 1 to 16, and lots 27 to 46

17
18 **SOUTH BELLEVUE**
19 Block 1, Lots 1 to 8
20 Block 2, Lots 1 to 8
21 Block 3, Lots 1 to 8
22 Block 4, Lots 1 to 8

23
24 **SUNRISE CLUB ADDITION**
25 Block 2, Lots 25 to 44

26
27 **SUNRISE CLUB ADDITION SECOND FILING**
28 Block 1, The South 10.05' of Lot 8, and lots 9 to 46
29 Block 2, Lots 5 to 44

30
31 **Wilson's Resubdivision of Block 28 Bellevue**
32 Block 28, Lots 1 to 48

33
34 **Young's Resubdivision of Block 26 Bellevue**
35 Block 26, Lots 1 to 48

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 the zoning classification of the land area in the City and County of Denver
39 described as follows shall be and hereby is changed from E-SU-G to E-SU-G1:

40 **DUGAL'S SUBDIVISION**
41 Block 1, Lots 21 to 27
42 Block 2, Lots 20 to 27
43 Block 3, Lots 20 to 27
44 Block 4, Lot 20 except the North 2.02', Lots 21 to 28, Lot 29 Except the North 3' of the East 72',
45 and the South 6 1/2' of the West 53' of lot 30

46
47 **PORTER AND RAYMOND'S SECOND ADDITION TO MONTCLAIR**

- 1 Block 22, Lots 16 to 20
- 2 Block 23, Lots 11 to 21
- 3 Block 24, Lots 10 to 20, and the West 37' of Lot 21
- 4 Block 25, The South 1/2 of lot 11, and Lots 12 to 20
- 5 Block 26, Lots 11 to 21

6

7 **Skinner Bro's Subdivision**

- 8 Block 5, Lots 21 to 26
- 9 Block 6, Lots 21 to 26
- 10 TOGETHER WITH the Vacated Alley Rights of Way adjacent to said Lots in Block 6
- 11 Block 7, Lots 21 to 25, and the South 15' of Lot 26
- 12 Block 8, Lots 17 to 26

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

15 **Section 4.** That the zoning classification of the land area in the City and County of Denver
16 described as follows shall be and hereby is changed from U-SU-C to U-SU-C1:

17 **Bellevue**

- 18 Block 17, Lots 153 to 156
- 19 Block 18, Lots 145 to 152
- 20 Block 20, Lots 129 to 136
- 21 Block 22, Lots 113 to 120
- 22 Block 23, Lots 111 and 112
- 23 Block 24, Lots 97 to 104
- 24 Block 29, Lots 225 to 232
- 25 Block 30, Lots 217 to 224

26

27 **Bellevue West**

- 28 Block 5, Lots 1 to 48
- 29 Block 6, Lots 1 to 48

30

31 **Jospehi and Royal's Resubdivison of Plots 105,106,107,108,109 and 110 Block 23 Bellevue**

- 32 Block 23, Lots 1 to 36

33

34 **KEATING'S COLFAX AVE SUBDIVISION**

- 35 Block 1, Lots 1 to 48
- 36 Block 2, Lots 1 to 48
- 37 Block 3, Lots 1 to 22, and lots 25 to 48
- 38 Block 4, Lots 1 to 48
- 39 Block 5, Lots 1 to 22, Lots 23 and 24 Lying Northeasterly of Hale Parkway, and Lots 25 to 48
- 40 Block 6, Lots 1 to 48
- 41 Block 7, Lots 1 to 48
- 42 Block 8, Lots 1 to 48
- 43 Block 9, Lots 1 to 48

44

45 **Resubdivision of Block 19 Bellevue**

- 46 Block 19, Lots 1 to 48

47 **S.A. Jospehi's Resubdivision of Block 21 Bellevue**

- 48 Block 21, Lots 1 to 48


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

3 **Section 5.** That this ordinance shall be recorded by the Manager of Community Planning and
4 Development in the real property records of the Denver County Clerk and Recorder.

5 COMMITTEE APPROVAL DATE: February 6, 2024

6 MAYOR-COUNCIL DATE: February 13, 2024

7 PASSED BY THE COUNCIL: April 8, 2024

8  _____ - PRESIDENT

9 APPROVED: _____ - MAYOR _____

10 ATTEST: _____ - CLERK AND RECORDER,
11 EX-OFFICIO CLERK OF THE
12 CITY AND COUNTY OF DENVER

13 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____ ; _____

14 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: February 22, 2024

15 Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of
16 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed
17 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
18 § 3.2.6 of the Charter.

19
20 Kerry Tipper, Denver City Attorney

21
22 BY: Anshul Bagga, Assistant City Attorney DATE: Feb 22, 2024