

Legislative Zone Map Amendment 23i-00159
legal Description March 29, 2024

That the zoning classifications of the area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby are changed from

U-SU-C to U-SU-C1

BERKELEY GARDENS

Block 1, Lots 1 to 12
All of Blocks 2 and 4
Block 5, Lots 1 to 12
The East 1/2 of Block 8
All of Blocks 9 and 10

BERKELEY PARK GARDENS

Block 1, Lots 1 and 2
Block 2, lots 1 to 4
Block 3, Lots 1 and 2, Lot 3 Except the South 56 1/2' of the North 125', and Lot 4

BLACKS GRAND VIEW BEING A RESUBDIVISION OF BLOCKS 4 5 6 7 AND 9 GRAND VIEW

Block 4, Lots 2 to 40
Block 5, Lots 1 to 40
Block 6, Lots 1 to 12
Block 7, Lots 1 to 20, and Lots 37 to 40
Block 9, lots 1 to 40

BLAKLEY'S RESUBDIVISION OF LOT 1 BLOCK 11 GRAND VIEW

Block 11, Lots 1 to 5

BRENDLE PARK ADDITION

Block1, Lots 1 to 15, Lots 26 to 50, and Plot "A" and Plot "B"
Block 2, Lots 1 to 13, and Lots 16 to 19

DAVIS SUBDIVISION OF LOT 4 BLOCK 14 GRAND VIEW

Block 14, Lots 1 to 10

GRAND VIEW

Block 1, Lot 1 except the West 50' of the east 100', and that part of the west 90' except the South 96.49', and Lots 2 to 4
Block 2, Lots 1 to 4
Block 6, Lot 1, and the West 54.98' of Lot 2
Block 8, Lot 1, the East 150' of Lot 2, and Lots 3 and 4
Block 10, Lots 1 to 4
Block 11, Lots 2 to 4
Block 13, Lots 1 and 2, the East 45' of the South 125' of Lot 3, and Lot 4
Block 14, Lots 1 to 3
Block 15, Lots 1 to 4

Block 16, Lots 1 to 4

Block 17, Lots 1 to 4

Block 18, Lot 1, and That part of Lot 2 beginning at the Northwest Corner of Lot 2 then East 42.9' South 108' Southwesterly 18' west 35' North 125' to the POB, and Lot 3 except the North 50' of the West 125'

HANSENS SUBDIVISION

Block 2, Lots 11 and 12

H.C. KINGS SUBDIVISION OF BLOCK 12 OF GRAND VIEW

Block 12, Lots 1 to 40

KUNS ADDITION

Block 1, Lots 1 to 12

Block 2, Lots 1 to 5, and lot 7

LAKE HEIGHTS SUBDIVISION

No Block Number, Lot 1 and Lots 3 to 22

PARK VIEW ADDITION

No Block Number, Lots 1 to 12

PROUTY'S RESUBDIVISION OF BLOCK 3 GRAND VIEW

Block 3, Lots 1 to 37

Thurston's Second Subdivision

Block 1, lots 11 to 12

WOLFS LAKE COURT ADDITION

Block 1, Lots 1 to 19

Block 2, Lots 29 to 34

Block 3, Lots 24 to 27

Block 4, Lots 20 to 23

The Unplatted Parcels by Street and Address:

W. 46TH AVE.

3100, 3126, 3132, 3150, 3635, 3695, 3735, 3835, 3837, 3839

W. 47TH AVE.

3640, 3660, 3680, 3700, 3710, 3720, 3730, 3740, 3750, 3802, 3810, 3820, 3840

W. ALICE PL.

3800

N. GROVE ST.

4501, 4551, 4567, 4571, 4591

N. HOOKER ST.

4550, 4558, 4560, 4570, 4576, 4588

N. LOWELL BLVD.

4681, 4687, 4697, 4701, 4707, 4727, 4731, 4737

N. MEADE ST.

4660, 4663, 4700, 4701, 4708, 4715, 4717, 4718, 4725, 4726, 4729, 4734, 4735, 4741, 4742

N. NEWTON ST.

4660, 4665, 4701, 4702, 4705, 4708, 4714, 4715, 4720, 4725, 4726, 4732, 4735, 4738, 4745, 4755

N. OSCEOLA ST.

4703, 4704, 4712, 4715, 4720, 4721, 4728, 4729, 4735, 4736, 4740, 4743, 4753, 4754

N. QUITMAN ST.

4670, 4676

N. RALEIGH ST.

4701, 4715, 4721, 4725, 4735, 4745

W. SCOTT PL.

3129, 3131

N. STUART ST.

4750, 4751

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 CO-6 to U-SU-C1 CO-6

Harkness Heights Subdivision

All of Block 2

Block 3, Lots 1 through 12, and Lots 15 through 48

All of Blocks 4 through 8

Block 9, Lots 11 through 47

All of Blocks 10 through 12

Block 13, Lot A and Lot B, Lots 1 through 24, and Lots 29 through 48

All of Blocks 14 and 15

Block 16, Lot A, and Lots 1 through 44

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 classifications of the area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby are changed from

U-SU-C CO-7 to U-SU-C1 CO-7

BLOCK 2 HOMERS ADDITION

Block 2, Lots 3 to 48

BOULEVARD GARDENS

Block 2, Lots 1 to 48

Block 3, Lots 1 to 48

No Block Number, the East ½ of Lots 1 to 5

CHAFFE PARK SUBDIVISION

Block 1, Lots 1 to 27

Block 2, Lots 1 to 28

Block 3, Lots 1 to 5

Block 4, Lots 1 to 28

Block 5, Lots 1 to 28

Block 6, Lots 1 to 14

DECKER'S SUBDIVISION

Block 16, Lots 1 to 9

FINCH AND IVES ADDITION

Block 1, Lots 1 to 48

HARTZELL RESUBDIVISION OF LOTS 1 AND 2, BLOCK 17, NORTH HIGHLANDS

Block 17, Lots 1 to 8

HOMERS ADDITION

Block 1, Lots 1 to 48

KAISERS ADDITION

Block 1, Lots 1 to 47

LOSASSO ADDITION

All of Block 1

MITZE RESUBDIVISION OF BLOCK 7 & 8 NORTH HIGHLANDS

Block 7, Lots 1 to 38

Block 8, Lots 1 to 38

MITZE RESUBDIVISION OF BLOCK 9 NORTH HIGHLANDS

Block 9, Lots 1 to 38

NORTH BOULEVARD HEIGHTS

Block 1, Lots 7 to 42

Block 2, Lots 7 to 18, the North ½ of Lot 19, and Lots 22 to 42

Block 3, Lots 7 to 10, and Lots 21 to 42

Block 4, Lots 5 to 43

Block 5, Lots 2 to 46

NORTH HIGHLANDS

Block 4, Lot 3 and the South 100' of the East 120', and the East 50' of the West 50' of Lot 4

Block 5, Lots 3 and 4

Block 6, Lots 3 except the 61.73' of the West 125', and Lot 4

Block 11, Lots 1 to 4

Block 14, Lot 2 except the South 64', and the East 50' except the north 36' thereof of Lot 3

Block 15, Lots 1 and 2, the North 60' of Lot 3, and the North 60' of Lot 4 except the East 125'

Block 16, Lots 3 and 4

Block 17, Lots 3 and 4

Block 18, Lots 1 to 4

Block 22, Adjacent to Block 1, Lot 7 Chaffee Park Sub (4560 N. Tejon St.)

Block 23, Lots 16 to 27

Block 24, Lots 5 to 7

TERRE BONNE BLOCK 1 AND 2, PLAT OF

Block 1, Lots 1 to 22

Block 2, Lots 1 to 9

The Unplatted Parcels by Street and Address:

W. 46th Ave.

2505

W. 47th Ave.

2801, 2837, 2895

N. Alcott St.

4609, 4621, 4625, 4639, 4645, 4651, 4657, 4665, 4675, 4685, 4695

N. Beach Ct.

4600, 4610, 4620, 4630, 4636, 4640, 4650, 4660, 4670, 4676, 4680, 4690

N. Eliot St.
4722, 4726, 4732, 4742, 4752, 4780

N. Elm Ct.
4705, 4715, 4721, 4725, 4735, 4745, 4755, 4771

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 classifications of the area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby are changed from

U-SU-C CO-8 to U-SU-C1 CO-8

NORTH HIGHLANDS

All of Block 21 except the East 125' of the North 100', the East 125' of the South 1.9' of Lot 1, and the East 125' of Lots 25 and 26
All of Block 28, 29, and 30

NORTH SIDE VILLAGE

All of Blocks 19 and 20

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 classifications of the area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby are changed from

U-SU-C UO-3 to U-SU-C1 UO-3

WHITTER AND COFIELD'S SUBDIVISION OF THE TOWN OF HIGHLANDS

Block 5, The West 50' of Lots 1 to 3

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.