

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2015

COUNCIL BILL NO. CB15-0323
COMMITTEE OF REFERENCE:
Neighborhoods & Planning

A BILL

For an ordinance changing the zoning classification for multiple properties in the Highland statistical neighborhood.

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, and will result in regulations and restrictions that are uniform for each 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:

1. That the land area hereinafter described is presently classified as U-TU-B, U-TU-B2, or U-RH-2.5.
2. That the City Council proposes that the land area hereinafter described be changed to U-TU-B, DO-4; U-TU-B2, DO-4; or U-RH-2.5, DO-4.

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 U-TU-B, U-TU-B2, or U-RH-2.5, to U-TU-B, DO-4; U-TU-B2, DO-4; or U-RH-2.5, DO-4:

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1 That the zoning classification of the area in the City and County of Denver
2 described as follows or included within the following boundaries shall be and
3 hereby is changed from U-TU-B to U-TU-B, DO-4:

4 **H. Witters North Denver Addition**

5 ALL OF BLOCKS 7, 8, 11, 16, 17, 18, 23, 24, 25, 26 and all Subdivisions and
6 resubdivisions thereof

7
8 **H. WITTERS NORTH DENVER ADDITION BLOCK 1**

9 Northerly 97 feet of the Easterly 125 feet of LOT 1, Easterly 55 feet of LOT 3 ALL of
10 LOT 4

11
12 **H. WITTERS NORTH DENVER ADDITION BLOCK 2**

13 The Easterly 5 feet of the Southerly 176.8 feet of LOT 1

14 **CRANDALL'S SUBDIVISION OF LOT 1 BLOCK 2 H. WITTERS NORTH DENVER ADDITION**

15 LOTS 1 through 8 and LOTS 9 and 10 Except the Westerly 2 feet.

16
17 **H. WITTERS NORTH DENVER ADDITION BLOCK 4**

18 **SUBDIVISION OF LOTS 2 AND 3 BLOCK 4 H. WITTER'S NORTH DENVER**
19 **ADDITION**

20 LOTS 9 Through 20

21
22 **H. WITTERS NORTH DENVER ADDITION BLOCK 5**

23 **Wilson's Re-Subdivision of part of H. Witters North Denver Addition**

24 LOTS 1 through 9 and LOTS 25 Through 39

25
26 **H. WITTERS NORTH DENVER ADDITION BLOCK 6**

27 **Wilson's Re-Subdivision of part of H. Witters North Denver Addition**

28 LOTS 1 through 19 and the Easterly 19 feet of Lot 20 and LOTS 27 Through 35

29
30 **H. WITTERS NORTH DENVER ADDITION BLOCK 9**

31 The Northerly 78 feet of the Westerly 65 feet and the North 105 feet of the Easterly
32 127 feet of LOT 1 ALL of LOT 4

33 **DAVIS 2ND RESUBDIVISION OF THE WEST HALF OF BLOCK 9 H. WITTERS NORTH DENVER**
34 **ADDITION**

35 LOTS 1 Through 20

36
37 **H. WITTERS NORTH DENVER ADDITION BLOCK 10**

38 **Pendletons Resubdivision of lots one and four: being the East half of Block**
39 **10, H. Witters North Denver Addition**

40 LOTS 1 Through 21

41
42 **H. WITTERS NORTH DENVER ADDITION BLOCK 12**

43 The Northerly 94 feet of the Westerly 105 feet of LOT 4

44 ALL of LOT 2

45 **Bagley's Subdivision of Lot 3 in Block 12 H. Witters North Denver Addition**

46 LOTS 1 Through 10 of LOT 3

1 **H. WITTERS NORTH DENVER ADDITION BLOCK 13**

2 All of LOTS 3 and 4

3 **SUBDIVISION OF LOT 2, BLOCK 13, H. WITTER'S NORTH DENVER ADDITION**

4 LOTS 1 Through 5 of LOT 2

5
6 **H. WITTERS NORTH DENVER ADDITION BLOCK 14**

7 **A Subdivision of Block 14 H Witters North Denver Addition**

8 LOTS 5 Through 36

9
10 **H. WITTERS NORTH DENVER ADDITION BLOCK 15**

11 The Easterly 130 feet of LOT 1 and the Easterly 50 feet of LOT 3

12 **SUBDIVISION OF LOT 4 BLK 15 OF H. WITTERS N. D. ADDITION**

13 Lots 1 through 10 of LOT 4

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15 **H. WITTERS NORTH DENVER ADDITION BLOCK 21**

16 **Wilson's Re-Subdivision of part of H. Witters North Denver Addition**

17 BLOCK 21, LOTS 16 through 19 and LOTS 35 Through 40

18
19 **H. WITTERS NORTH DENVER ADDITION BLOCK 22**

20 **Clarks Sub-Division of Block 22 of H Witters North Denver Addition**

21 LOTS 1 through 17 and LOTS 20 Through 36

22
23 **H. WITTERS NORTH DENVER ADDITION BLOCK 27**

24 **Re-Subdivision of East One-Half of Block 27, H. Witter's North Denver**
25 **Addition**

26 LOTS 1 Through 20

27 **CAIN AND KEATING'S RE-SUB OF THE W 1/2 OF BLK. 27, H. WITTER'S NORTH DENVER**
28 **ADDITION**

29 LOTS 15 Through 18

30
31 **H. WITTERS NORTH DENVER ADDITION BLOCK 28**

32 **Wilson's Re-Subdivision of part of H. Witters North Denver Addition**

33 LOTS 7 Through 19 and LOTS 35 Through 40

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35 **H. WITTERS NORTH DENVER ADDITION BLOCK 33**

36 **EICHOLTZS RE-SUBDIVISION OF BLOCKS 33, 34, 35, 36, H. WITTER'S N. D.**
37 **ADDITION**

38 LOTS 1 Through 11 and LOTS 16 Through 19 and LOTS 35 Through 40

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40 **H. WITTERS NORTH DENVER ADDITION BLOCK 34**

41 **EICHOLTZS RE-SUBDIVISION OF BLOCKS 33, 34, 35, 36, H. WITTER'S N. D.**
42 **ADDITION**

43 The North ½ of LOT 4 and LOTS 5 Through 9 and LOTS 35 Through 40

44
45 **H. WITTERS NORTH DENVER ADDITION BLOCK 36**

46 **EICHOLTZS RE-SUBDIVISION OF BLOCKS 33, 34, 35, 36, H. WITTER'S N. D.**
47 **ADDITION**

48 LOTS 1 Through 13, the South ½ of LOT 24, LOTS 25 Through 38 and the South ½
49 of LOTS 39 and 40

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THE CENTRAL SUBDIVISION AS AN ADDITION TO THE TOWN OF HIGHLANDS

BLOCK 12, LOTS 1 Through 11

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.

and

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-TU-B2 to U-TU-B2, DO-4:

The Central Subdivision as an addition to the Town of Highlands

ALL of BLOCKS 4, 5, 7 and 8

BLOCK 1, LOTS 5 Through 28

BLOCK 2, LOTS 22 Through 28

BLOCK 3, LOTS 11 Through 15

BLOCK 6, LOTS 1 Through 24 and the South 10 feet of LOT 25

BLOCK 9, LOTS 1 through 11 and LOTS 21 Through 30

BLOCK 10, LOTS 1 through 11 and LOTS 19 Through 30

VIADUCT ADDITION TO DENVER

ALL of BLOCKS 66, 67 and 70

BLOCK 49, LOTS 3 through 13 and LOTS 16 Through 28

BLOCK 50, LOTS 3 Through 25

BLOCK 51, LOTS 5 through 7 and LOTS 16 Through 21 and the South ½ of LOT 22

BLOCK 52, LOTS 3 Through 15 and LOTS 24 Through 27

BLOCK 53, the South 15 feet of LOT 3 and LOTS 4 Through 26

BLOCK 64, LOTS 6 Through 28

BLOCK 65, LOTS 1 Through 15 and LOTS 23 Through 30

BLOCK 68, LOTS 16 Through 30

BLOCK 69, LOTS 16 Through 30

BLOCK 71, LOTS 1 Through 15 and LOTS 22 Through 30

BLOCK 87, LOTS 1 Through 12

BLOCK 88, LOTS 6 Through 30

BLOCK 89, LOTS 1 Through 12 and LOTS 27 Through 30

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.

and

1 **That the zoning classification of the area in the City and County of Denver**
2 **described as follows or included within the following boundaries shall be and**
3 **hereby is changed from U-RH-2.5 to U-RH-2.5, DO-4:**

4 **H. Witters North Denver Addition**

5 BLOCK 2, LOT 2 Except the Easterly 5 feet of the Southerly 177 feet , and
6 BLOCK 3

7
8 **CASEMENT'S ADDITION TO DENVER**

9 BLOCK 8, LOTS 6 Through 26

10 BLOCK 9, LOTS 1 Through 4 and LOTS 25 Through 28

11 BLOCK 13, The Westerly 80 feet of Lot 10, 11, and the Northerly 12 feet of LOT
12 12, and the Westerly 85 feet of LOTS 13 Through 15 and the Southerly 13 feet of
13 LOT 13

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

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

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1 COMMITTEE APPROVAL DATE: May 13, 2015
2 MAYOR-COUNCIL DATE: May 19, 2015
3 PASSED BY THE COUNCIL: _____, 2015
4 _____ - PRESIDENT
5 APPROVED: _____ - MAYOR _____, 2015
6 ATTEST: _____ - CLERK AND RECORDER,
7 EX-OFFICIO CLERK OF THE
8 CITY AND COUNTY OF DENVER
9 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____, 2015; _____, 2015
10 PREPARED BY: Adam Hernandez, Assistant City Attorney DATE: May 28, 2015
11 Pursuant to Section 13-12, 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 D. Scott Martinez, Denver City Attorney
16 BY: _____, Assistant City Attorney DATE: _____, 2015