

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2021

COUNCIL BILL NO. CB21-1321
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A BILL

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

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 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.
- b. It is proposed that the land area hereinafter described be changed to 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-Dx to E-SU-D1x:

Abbotsford 2nd Filing
Block 4, Lots 1 to 18
Block 5, Lots 1 to 10

BARRICK’S COLFAX ADDITION
Block 2, Lots 1 to 36
Block 3, Lots 1 to 20

BELLAIRE
Block 1, Lots 1 to 14, and Lots 17 to 48
All of Block 2

BLOCK 3 EAST MONTROSE
All of Block 3

BURNS EAST COLFAX ADDITION
All of Block 1 and 2

BURNS MONTCLAIR
Block 2, Lots 1 to 11

1 All of Blocks 3 through 6, and Block 8
2 Block 12, Lots 1 to 17
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4 **BURNS MONTVIEW ADDITION**

5 All of Blocks 1 through 3
6

7 **CABLE LINE SUBDIVISION**

8 Block 1, Lots 1 to 14, and Lots 28 to 46
9 Block 2, Lots 1 to 19, and Lots 31 to 46
10 All of Block 3
11

12 **CARLSON McCLELLAND HEIGHTS**

13 All of Blocks 1 through 5
14

15 **CARSON'S COLFAX SUBDIVISION**

16 All of Blocks 5 through 12
17

18 **CHAMBERLIN'S SUBDIVISION OF PART OF BLOCK B. RICHTHOFEN'S ADDITION TO**
19 **MONTCLAIR AND BLOCKS 1 AND 2 EAST MONTCLAIR**

20 All of Blocks 101 and 102
21

22 **COLFAX ELECTRIC SUBDIVISION**

23 All of Blocks 1 and 2
24

25 **COLLEGE PLACE**

26 Block 1, Lots 1 to 17, the North 18' of Lot 18, and Lots 30 to 46
27 Block 2, Lots 1 to 18, and Lots 29 to 46
28

29 **COLLEGE SQUARE**

30 Block A, Lots 1 to 4, and the North 1/2 Lot 5, the North 1/2 Lot 19, and Lots 20 to 24
31 Block B, Lots 1 to 12
32

33 **EARL T. PARCE ADDITION TO DENVER**

34 Block N/A, Lots 1 to 9 and Lots 11 to 24
35

36 **EAST COLFAX PLACE**

37 All of Blocks 1 through 3
38

39 **EAST COLFAX SUBDIVISION**

40 Block 6, Lots 1 to 14, and Lots 30 to 47
41 Block 7, Lots 1 to 18, and Lots 30 to 47
42 Block 8, Lots 1 to 18, and Lots 30 to 47
43

44 **EAST KENSINGTON**

45 Block 17, Lots 11 to 32
46 Block 18, Lots 11 to 32
47 Block 19, Lots 11 to 32
48 Block 20, Lots 11 to 32
49 All of Block 25
50 Block 32, Lots 1 to 10, and Lots 15 to 34

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EAST MONTROSE

All of Blocks 1 and 2, and Blocks 4 through 9

EAST MONTROSE SECOND FILING

All of Blocks 1 and 2

H. M. SHORT'S COLLEGE SUBDIVISION OF COLFAX GARDENS

Block N/A, Lots 1 to 48

HAGUS ADDITION TO DENVER

Block 1, Lots 1 to 16, The North 7' of Lot 31, and Lots 32 to 46

HASKELL'S SUBDIVISION OF COLFAX GARDENS

All of Blocks 2 through 5

INGERSOLL'S SUBDIVISION OF A PART OF BLOCK THREE EAST MONTCLAIR

All of Blocks 1 and 2

JO MANZEL SUBDIVISION OF BLOCK 5, EAST MONTCLAIR

Block N/A, Lots 1 to 36

KENSINGTON

Block 1, Lots 13 to 25

Block 2, Lots 5 to 32

Block 3, The South 1/2 of Lot 5, and Lots 6 to 32

Block 4, Lots 5 to 32

Block 5, Lots 5 to 18

All of Blocks 9 through 15

Block 16, Lots 1 to 34

Block 17, Lots 1 to 30, and the South 5' of Lot 31, the North 10' of Lot 33, and Lots 34 to 42

All of Blocks 18 through 24

KING BROTHERS SUBDIVISION

Block N/A, Lots 1 to 20

MORRIS' MONTCLAIR SUBDIVISION

Block 1, Lots 1 to 6

MOUNTVIEW HEIGHTS

Block N/A, Lots 1 to 48

REEDS SUBDIVISION OF COLFAX GARDENS

Block N/A, Lots 1 to 48

SCHERMERHORN AND WORRELLS SUBDIVISION OF MONTCLAIR

All of Blocks 1 through 12

STENBORN'S SUBDIVISION

All of Block 1

1 **STOUT'S COLFAX ADDITION**

2 All of Blocks 2 and 3

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4 **VESTAL ADDITION**

5 All of Blocks 1 and 2

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7 **WILKIES ADDITION**

8 Block N/A, Lots 1 to 48

9
10 TOGETHER WITH

11
12 **The Unplatted Land Bounded by:**

13 North: East 19th Ave.

14 South: East 17th Ave.

15 East: North Uinta St.

16 West: North Ulster St.

17
18 in addition thereto, those portions of all abutting public rights-of-way, but only to the centerline
19 thereof, which are immediately adjacent to the aforesaid specifically described areas.

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

22
23 COMMITTEE APPROVAL DATE: November 9, 2021 by consent

24 MAYOR-COUNCIL DATE: November 16, 2021

25 PASSED BY THE COUNCIL: _____ December 20, 2021

26 

_____ - PRESIDENT

27 APPROVED: _____ - MAYOR _____

28 ATTEST: _____ - CLERK AND RECORDER,
29 EX-OFFICIO CLERK OF THE
30 CITY AND COUNTY OF DENVER

31 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____ ; _____

32 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: November 18, 2021

33 Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of
34 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed
35 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
36 § 3.2.6 of the Charter.

37
38 Kristin M. Bronson, Denver City Attorney

39 BY: , Assistant City Attorney DATE: Nov 17, 2021
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