

**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  
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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  
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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 *Steve Gilmore* \_\_\_\_\_ - PRESIDENT

27 APPROVED: \_\_\_\_\_ - MAYOR *Mr. [Signature]* \_\_\_\_\_ Dec 23, 2021

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: *Jonathan Griffin*, Assistant City Attorney DATE: Nov 17, 2021