

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2021

COUNCIL BILL NO. CB21-0720  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for multiple properties in Sloan's Lake and six properties in West 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 U-SU-B1, U-SU-C1, and U-SU-C1, UO-3 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 U-SU-B, U-SU-C, and U-SU-C, UO-3.

b. It is proposed that the land area hereinafter described be changed to U-SU-B1, U-SU-C1, and U-SU-C1, UO-3.

**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-SU-C to U-SU-C1:

**BROWN'S ADDITION TO LAKE PARK**

All of Blocks 1 to 3

**CROSBY RESUBDIVISION OF LOTS 1 AND 4, BLOCK 24, THE ECKHART PLACE**

Block 24, Lots 1 to 9

**DALE HOUSTON SUBDIVISION**

All Subdivision

**DE LAPPE PLACE**

All of Block 1

Block 2, Lots 1 to 10

Block 9, Lots 4 to 36

Block 10, the South 20' of lot 4, and Lots 5 to 40

1       **ECKHART PLACE**

2       All of Subdivision Except Block 18, Lots 1 and 4  
3       And Except the North 92.5' of the West 132.68' of Lot 2, Block 16  
4       And Except the North 125' of the East 93' of Lot 1, Block 16  
5       And Except the North 79.52' of the West 78.25' of Lot 1, Block 16  
6       And Except the North 79.52' of the East 38.57' of Lot 2, Block 16

7  
8       **GEO. W. OLINGER; RESUBDIVISION OF BLOCK 13, ECKHART PLACE**

9       Block 13, Lots 9 to 32

10  
11       **Highland View Subdivision**

12       All of Block 1  
13       All of Block 2 Except the East 55.4' of Lot 1 and the East 55.4' of the north 15.5' and the  
14       East 60.4' of the South 9.5' of Lot 2  
15       All of Blocks 5 to 7  
16       Block 8, Lots 1 to 15  
17       All of Blocks 9 and 10  
18       Block 11, Lots 1 to 13, and Lots 16 to 30  
19       Block 12, Lots 1 to 15

20  
21       **Lake Park**

22       Block 1, Lots 7 to 17, and the West 1/2 of Lot 18  
23       All of Blocks 2 to 7  
24       All of Blocks 12 and 13  
25       Block 16, Lots 7 to 15 and the West 1/2 of Lot 16

26  
27       **LAKESHORE**

28       **All Subdivision**

29  
30       **Lays Resubdivision of Block 14 Lake Park**

31       All of Block 14

32  
33       **MCGILLS SUBDIVISION**

34       Block 1, Lots 4 to 46  
35       All of Blocks 2 and 3  
36       Block 4, Lots 1 to 34 and the South 1/2 of Lot 35  
37       Block 4, the North 1/2 of Lot 37, and Lots 38 to 46  
38       All of Blocks 7 to 10

39  
40       **RE-SUBDIVISION OF THE SOUTH 160 FEET OF BLOCK 6 MCGILLS SUBDIVISION**

41       Block 6, Lots 18 to 27

42  
43       **MCLEODS ADDITION TO THE TOWN OF HIGHLANDS**

44       All of Block 3  
45       Block 4, Lots 1 to 24  
46       Block 5, Lots 1-24  
47       Block 6, the West 3' of Lots 1 to 3 and Lots 4 to 48

- 1        **NIXS RESUBDIVISION OF BLOCK 22 THE ECKHART PLACE**
- 2        Block 22, Lots 1 to 17
- 3
- 4        **Resubdivision of Block 8 Lake Park**
- 5        Block 8, Lots 12 to 22
- 6
- 7        **Resubdivision of Block 9 Lake Park**
- 8        Lots 12 to 22
- 9
- 10       **Resubdivision of Block 10 Lake Park**
- 11       All of Block 10
- 12
- 13       **Resubdivision of Block 11 Lake Park**
- 14       All of Block 11
- 15
- 16       **RESUBDIVISION OF LOT 4 BLOCK 17 ECKHART PLACE**
- 17       Block 17, Lots 1 to 9
- 18
- 19       **Second Addition to Sloan Lake Park**
- 20       All of Blocks 1 to 3
- 21
- 22       **Sloan Lake Park**
- 23       Block 1, Lots 25 to 48
- 24       All of Blocks 2 and 3
- 25       Block 4, Lots 1 and 2, and Lots 5 to 48
- 26
- 27       **Sloan Lake Park Addition**
- 28       All of Block 1
- 29
- 30       **STEVENS SUBDIVISION**
- 31       All of Block 1 and 2
- 32
- 33       **STOLL'S BLOCK A**
- 34       All of Lots 2 to 14, Block A, and the strip of land adjacent to the north line of Lot 2, Block A,
- 35       and the South line of Lot 21, Block 9, Delappe Place -
- 36       Including Parcel #0230322021000 in its entirety
- 37
- 38       **Swickhimers Re-subdivision of Block Fifteen (15) Lake Park**
- 39       All of Block 15
- 40
- 41       **Tuxedo Park Addition**
- 42       All of Blocks 1 to 3, Blocks 6 to 10, and Lots 1 to 8, Block 11
- 43
- 44       **Tuxedo Park**
- 45       Block 9, Lots 15 to 28
- 46
- 47
- 48

1 **The Unplatted Land Bounded by:**

2 De Lappe Place, Block 1 on the North

3 Dale Houston, Lots 1 and 18 on the South

4 North Xavier St. on the East

5 North Yates St. on the West

6 Including Parcels: 0230324003000, 0230324002000, 0230324004000, 0230324005000,

7 0230324009000 0230324010000, 0230324011000, 0230324017000, 0230324018000,

8 0230324021000 in their entirety

9  
10 **The Unplatted Land Bounded by:**

11 West 26th Ave. On the North

12 Second Addition to Sloan Lake Park, Block 3 on the South

13 North Winona Ct. on the East

14 North Oak St. on the West

15 Including Parcels: 0231203002000, 0231203004000, 0231203006000, 0231203007000

16 0231203008000, 0231203009000, 0231203010000 in their entirety

17  
18 **Freeholders Resubdivision of Part of Block 7 of Witter and Cofield's subdivision of**  
19 **the Town of Highlands**

20 Block 7, Lots 41 to 43, and Lot 47

21  
22 **Freeholders resubdivision of Lots Nine (9) to Sixteen (16) both inclusive of Block 6**  
23 **Witter and Cofield's Subdivision of the Town of Highlands**

24 Block 6, Lot 39

25  
26 **THE FREEHOLDERS RESUBDIVISION OF A PART OF BLOCK TEN (10), OF WITTER**  
27 **AND COFIELD'S SUB-DIVISION OF THE TOWN OF HIGHLANDS**

28 All of Block 10

29  
30 **Freeholders resubdivision of the North half of Block 17 of Witter and Cofield's**  
31 **Subdivision of the Town of Highlands**

32 Block 17, Lots 40 to 46

33  
34 **Resubdivision of Block 1 Witter and Cofields Sub**

35 Block 1, Lots 15 to 23

36  
37 **RESUBDIVISION OF THE WEST 1/2 OF BLOCK 3 WITTER AND COFIELD'S**

38 Block 3, Lots 1 to 11

39  
40 **Resubdivision of Block 11 Witter and Cofields**

41 Block 11, Lots 1 to 36

42  
43 **Resubdivision of Block 7-8-9-28-29 and 30 Witter and Cofield's Subdivision of the**  
44 **Town of Highlands**

45 Block 7, Lots 1 to 12, and lot 26

46  
47 **RESUBDIVISION OF BLOCK 15 IN WITTER AND COFIELD'S SUBDIVISION TO THE**  
48 **TOWN OF HIGHLANDS**

49 Block 15, Lots 1 to 14, and Lots 24 to 36

1 **Resubdivision of Blocks 2-10 and 16, Witter and Cofield's.**

2 Block 2, Lots 15 to 36

3  
4 **Witter and Cofield's Subdivision of the Town of Highlands**

5 Block 5, Lots 13 to 24

6 Block 6, Lots 17 to 24

7 All of Block 8

8 Block 9, Lots 13 to 28

9 Block 14, Lots 1 to 12

10 Block 16, Lots 1 to 22, and Lots 27 to 29

11 Block 17, Lots 7 to 12

12  
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 3.** 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, UO-3 to U-SU-C1, UO-3:

17  
18 **Resubdivision of the West 1/2 of Block 3 Witter and Cofield's Subdivision of the Town**  
19 **of Highlands**

20 Block 3, Lots 12 to 18

21  
22 **Witter and Cofield's Subdivision of the Town of Highlands**

23 Block 4, Lots 13 to 24

24 Block 9, Lots 1 to 12

25  
26 in addition, thereto those portions of all abutting public rights-of-way, but only to the centerline  
27 thereof, which are immediately adjacent to the aforesaid specifically described area.

28 **Section 4.** That the zoning classification of the land area in the City and County of Denver  
29 described as follows shall be and hereby is changed from U-SU-B to U-SU-B1:

30  
31 **BROTHER'S ADDITION**

32 Lots 1 to 7

33  
34 **BROTHERS' SECOND ADDITION**

35 Lots 8 to 43

36  
37 **KEEL AND ELLISON'S ADDITION TO DENVER**

38 All Blocks 1 and 2

39  
40 **MCLEOD'S ADDITION TO THE TOWN OF HIGHLANDS**

41 Block 1, Lots 1 to 17 and Lots 30 to 48

42 Block 2, Lots 1 to 19

43  
44 **Resubdivision of part of Blocks 1 and 2 MCLEODS ADDITION TO THE TOWN OF**  
45 **HIGHLANDS**

46 Block 1, Lots 20 to 32

1 **MOHNS ADDITION**

2 Lots 1 to 14, and the North 1/2 of Lot 15 and the South 1/2 of Lot 17, and Lots 18 to 47

3  
4 **S C COOK ADDITION**

5 Lots 1 to 11

6  
7 **ZIEHL'S ASHLAND TERRACE**

8 All of Block 1

9  
10 in addition, thereto those portions of all abutting public rights-of-way, but only to the centerline  
11 thereof, which are immediately adjacent to the aforesaid specifically described area.

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

14 COMMITTEE APPROVAL DATE: June 29, 2021

15 MAYOR-COUNCIL DATE: July 6, 2021 by Consent

16 PASSED BY THE COUNCIL: \_\_\_\_\_

17 \_\_\_\_\_ - PRESIDENT

18 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

19 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
20 EX-OFFICIO CLERK OF THE  
21 CITY AND COUNTY OF DENVER

22 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_ ; \_\_\_\_\_

23 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: July 8, 2021

24 Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
25 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
26 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
27 § 3.2.6 of the Charter.

28 Kristin M. Bronson, Denver City Attorney

29 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_