

## Zone Map Amendment 17i-00122

### EXHIBIT A

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

**CMP-ENT UO-2, CMP-NWC UO-2, I-A UO-2 and I-MX-5 UO-2 to I-MX-8 UO-2, IO-1, DO-7**

The Area Bounded by I-70 on the North, Northeasterly Brighton Boulevard on the East, And Northwesterly 44th St. on the West

#### Together with the following properties known as:

Parcel Schedule Number	Site Address	Deed recorded at Reception Number
0223100013000	4300 BRIGHTON BLVD	2002012485
0223100073000	4510 WYNKOOP ST	1996056533
0223100075000	4502 WYNKOOP ST	1996056533
0223100077000	4510 WYNKOOP ST	1996056532
0223100078000	4400 WYNKOOP ST UNIT 4500	2013159159
0223100079000	4400 BRIGHTON BLVD	2004060374
0223100080000	4500 BRIGHTON BLVD	1998086285
0223100084000	4300 BRIGHTON BLVD	2012129268
0223100085000	4300 BRIGHTON BLVD	2012129268
0223100086000	4300 BRIGHTON BLVD	2012077074
0223100087000	4300 BRIGHTON BLVD	2012077074
0223100088000	4300 BRIGHTON BLVD	2012077074
0223100089000	4360 BRIGHTON BLVD	1958041886
0223122008000	4500 RACE ST	2015148615
0223122009000	4500 RACE ST MISC	2015148615
0223200046000	4301 BRIGHTON BLVD	1923583784
0223200189000	1700 44TH ST	1942873324
0223200196000	4301 BRIGHTON BLVD	1989033864
0223200217000	4375 BRIGHTON BLVD	1999116214
0223200218000	4375 BRIGHTON BLVD	2016026032
0223200227000	4303 BRIGHTON BLVD	1999215703
0223200228000	4305 BRIGHTON BLVD	2013139142
0223209001000	1700 44TH ST	

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.

## EXHIBIT B

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  
**I-A UO-2 and I-B UO-2 to I-MX-8 UO-2, IO-1, DO-7**

### The following properties known as:

Parcel Schedule Number	Site Address	Deed recorded at Reception Number
0222100001000	4400 WASHINGTON ST	
0222121014000	4500 WASHINGTON ST	0019920012
0222121018000	4500 WASHINGTON ST	2013011914
0222121019000	4500 WASHINGTON ST	
0222138022000	4440 WASHINGTON ST	
0222138023000	4430 WASHINGTON ST	2010024679
0222138024000	4414 WASHINGTON ST	2015079925
0222138025000	4420 WASHINGTON ST	2017018266
0222400079000	3705 RINGSBY CT	2016065983
0222400100000	3755 RINGSBY CT	2016065983
0222400101000	4395 WASHINGTON ST	2015025246

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.

**EXHIBIT C**

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

**I-MX-5 UO-2 to I-MX-8 UO-2, IO-1, DO-7**

The area bounded by 40<sup>th</sup> St. on the Northeast, Brighton Blvd. on the Northwest, 38<sup>th</sup> St. on the Southwest, and Wynkoop St. on the Southeast

**Together with the following properties known as:**

Parcel Schedule Number	Site Address	Deed recorded at Reception Number
0223300053000	4000 BLAKE ST	
0223300060000	4120 BRIGHTON BLVD	2014108271
0223302002000	3950 WYNKOOP ST	2004188171
0223309013000	3880 WYNKOOP ST	2014156310
0223309014000	3800 WYNKOOP ST	

And that portion of parcel 0223300053000 that lies Northwesterly of the midpoint between Lots 1 and 32 of Block 29 and Lots 16 and 17 Block 28 ST VINCENT ADDITION

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.

**EXHIBIT D**

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

**I-A UO-2 to C-MX-8 UO-2, IO-1, DO-7**

The area bounded by 40<sup>th</sup> Ave. on the North, Blake St. on the Northwest, 38<sup>th</sup> St. on the Southwest, and Walnut St. on the Southeast

**Together with the following properties known as:**

Parcel Schedule Number	Site Address	Deed recorded at Reception Number
0223310001000	3801 BLAKE ST	
0223310018000	3941 BLAKE ST	1978054322
0223310022000	3901 BLAKE ST	1977090020
0223310024000	3943 BLAKE ST	2011111196
0223310027000	3855 BLAKE ST MISC	2016029603
0223310028000	3845 BLAKE ST	
0223310029000	3825 BLAKE ST	
0223310030000	3947 BLAKE ST	2011111196
0223310031000	3947 BLAKE ST MISC	2016029603
0223310032000	3947 BLAKE ST APPRX	2016029603

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.

**EXHIBIT E**

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 **I-MX-5 UO-2 and I-B UO-2 to I-MX-8 UO-2, IO-1, DO-7**

**IRONTON ADDITION**

**Block 2**

Lots 19 Through 44

**Block 3**

Lots 1 Through 32

**Block 7**

Lots 15 Through 29 And Lots 33 Through 41 And the Southwest 22.4 FT of Lot 42

**Block 9**

Lots 45 Through 51

**FIRST ADDITION TO IRONTON**

**Block 6**

Lots 1 through 6

**Block 7**

Lots 30 Through 32

**Block 9**

Lots 15 Through 44

**Block 12**

Lots 1 Through 7 and Lots 27 Through 32

**Block 16**

Lots 1 Through 32

**Block 17**

Lots 20 Through 42

**Block 41**

Lots 22 and 23 And Lots 37 Through 48

**H. Witter's Addition to Denver Colorado**

**Block 12**

Lots 17 Through 19

**ST VINCENT ADDITION 2ND FILING**

**Block 41**

Lots 15 Through 21 And Lots 44 Through 50

**Together with the following properties known as:**

Parcel Schedule Number	Site Address	Deed recorded at Reception Number
0227100028000	1630 35TH ST	1988265644

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.

**EXHIBIT F**

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

**I-B UO-2 to I-MX-3 UO-2, IO-1, DO-7**

**Provident Park Addition**

**Block 4**

Lots 1 through 29

**Block 5**

Lots 1 through 9 And the South 1/4 of Lot 12 And Lots 13 Through 20

**Hodgson's Addition to Swansea**

**Block 1**

The South 16 FT of Lot 2 and all of Lots 3 through 16

**Block 2**

The South 16 FT of Lot 2 and all of Lots 3 through 16

**Together with the following properties known as:**

Parcel Schedule Number	Site Address	Deed recorded at Reception Number
0223400002000	3900 RACE ST	2015087539

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.

## EXHIBIT G

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-MX-2 to C-MX-3 IO-1, DO-7**

### **Provident Park Addition**

#### **Block 6**

Lots 1 and 2

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.

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## EXHIBIT H

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

**I-A UO-2 to I-MX-5 UO-2, IO-1, DO-7**

The area bounded by Walnut St. on the Northwest, Franklin St. on the East, 39th Ave. on the South, And 40<sup>th</sup> St. on the South

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.

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## EXHIBIT I

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

**I-B UO-2 to I-MX-5 UO-2, IO-1, DO-7**

### **Ironton Addition**

#### **Block 2**

Lots 1 through 18 and Lots 45 through 64

#### **Block 7**

The NE 2.6 FT OF L42 and all of Lots 43 through 56

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.

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## EXHIBIT J

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

**I-MX-3 UO-2 to I-MX-5 UO-2, IO-1, DO-7**

### **H. Witter's Addition**

#### **Block 3**

All of Lots 17 through 32

#### **Block 8**

All of Lots 1 through 16

#### **Block 9**

All of Lots 17 through 32

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.

## EXHIBIT K

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

**C-MX-5 UO-2 and I-MX-5 UO-2 to C-MX-8 UO-2, IO-1, DO-7**

### **IRONTON ADDITION**

#### **Block 6**

Lots 10 Through 12 AND Lots 21 Through 32

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.

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## EXHIBIT L

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

**C-MX-3 UO-1, UO-2 to C-MX-5 UO-1, UO-2, IO-1, DO-7**

### **Hyde Park Addition**

#### **Block 16**

The West 67 FT of the South 22 1/2 FT of Lot 12 and the West 67 FT of Lots 13 through 15

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.

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