



## Zone Map Amendment (Rezoning) - Legislative Rezoning Proposal

PROPERTY OWNER INFORMATION		REPRESENTATIVE*	
Property Owner Name	Multiple owners	Representative Name	Chris Hinds
Address		Address	1437 Bannock St., Rm. 451
City, State, Zip		City, State, Zip	Denver, CO 80202
Telephone		Telephone	720-337-7710
Email		Email	district10@denvergov.org
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):	Multiple properties in the Cherry Creek East neighborhood, including 140 Land Parcels, and 290 Ownership Parcels		
Assessor's Parcel Numbers:	Multiple: see the attached property owner list		
Area in Acres or Square Feet:	DO-9: 22.11 acres; DO-10: 18.08 acres		
Current Zone Districts:	C-MX-3, C-MX-5, C-MX-8, C-MX-12, C-RX-8, G-MX-3, G-RX-5, G-RH-3		
PROPOSAL			
Proposed Zone Districts:	C-MX-3 DO-9, C-MX-5 DO-9, C-MX-8 DO-9, C-MX-12 DO-9, C-RX-8 DO-9, G-MX-3 DO-9, G-RX-5 DO-9, G-RH-3 DO-10		
REVIEW CRITERIA			
General Review Criteria: The proposal must comply with all of the general review criteria  DZC Sec. 12.4.10.13	<input checked="" type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, <i>Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.</i>		
	<input checked="" type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.		
	<input checked="" type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.		

August 31st, 2022

Sarah Showalter  
Director of Planning Services  
Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave.  
Denver, CO 80202

Dear Director Showalter,

Today, I am formally requesting that Community Planning and Development prepare a rezoning of the subject areas identified in this application to apply the 1) DO-9 Street Level and Upper Story Setbacks with Open Space Alternatives Design Overlay and Front Porch and 2) DO-10 Landscaping Residential Design Overlays. The former overlay improves the pedestrian experience by establishing a requirement for open space for future development, consequently promoting multiple forms of mobility. The latter overlay similarly fosters outdoor usage, by requiring one tree per unit, in addition to including a provision for outdoor lighting, aiming to reduce street crime.

With its adjacent counterpart, Cherry Creek North, and the rising potential of further development to the west, it is to be expected that the charming area of Cherry Creek East will become an area of desire and exploration for homeowners, businesses, and others alike. Both overlays were conceptualized by longtime residents of Cherry Creek East, who coupled their content expertise with their undeniable passion for their beloved neighborhood. The corresponding product is one that will both maintain the character of the existing neighborhood while improving it for future generations to come.

As of August 30th, 2022, my office has received 29 letters of support for the implementation of the overlays from neighbors across the boundaries of Cherry Creek East. The neighborly support is truly overwhelming and a representation of the residents' involvement throughout this project.

I am proud to sponsor this legislative rezoning that will be applied to Cherry Creek East and potentially other areas in Denver.

Best,



Chris Hinds

Councilmember Chris Hinds, District 10

# Cherry Creek East Design Overlays: Rezoning Application Narrative

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The Cherry Creek East Board and Development Committee of the Cherry Creek East Association (CCEA) advised by two expert consultants with decades of urban planning and architectural experience (Dick Farley and Ellen Ittelson), with the engagement of members of Denver City Planning, property owners, developers and others in the community, sought to create two design overlays with the goal of managing the impact of accelerating development in CCE.

The overlay goals were developed in sessions with local residents. In general, the goals were developed to improve development outcomes without creating an undue burden on Denver's needed housing supply growth. Improved development outcomes include maintenance of CCE's high mobility (walkable, bikeable, wheelchair accessibility, etc.), resident and business safety, and high level of community interaction. CCEA also wanted to reduce the increasing burden and variable, uncertain outcomes of continued individual negotiations on itself, city planners, property owners, and developers.

The idea that these goals might be best met by design overlays was first suggested by City Planning at a meeting with CCE representatives and their Councilperson. Councilperson Chris Hinds is now sponsoring this application for a legislative map amendment to apply the following two design overlays to the Cherry Creek East neighborhood:

- Street Level and Upper Story Setbacks with Open Space Alternatives Design Overlay District (DO-9)
- Front Porch and Landscaping Residential Design Overlay District (DO-10)

The following narrative describes how this rezoning proposal complies with the general review criteria applicable to legislative map amendments.

## 1. Consistency with Adopted Plans

The following adopted plans apply to this application:

- *Denver Comprehensive Plan 2040* (2019)
- *Blueprint Denver* (2019)
- *Cherry Creek Area Plan* (2012)

### Denver Comprehensive Plan 2040

The proposed rezoning is consistent with many of the adopted *Denver Comprehensive Plan 2040* goals and strategies, particularly as they relate to the Strong and Authentic Neighborhoods vision element:

#### Strong and Authentic Neighborhoods

- *Goal 1, Strategy A. Build a network of well-connected, vibrant, mixed-use centers and corridors.* (p. 34).
- *Goal 1, Strategy C. Ensure neighborhoods are safe, accessible and well connected for all modes.* (p. 34).

- *Goal 1, Strategy D. Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased amenities. (p. 34).*
- *Goal 2, Strategy B. Establish a scalable, predictable and adaptable approach to improve design quality across the city. (p. 34).*
- *Goal 2, Strategy C. Create people-oriented places that embrace community character with thoughtful transitions, aspirational design and an engaging public realm. (p. 34).*
- *Goal 2, Strategy D. Use urban design to contribute to economic viability, public health, safety, environmental well-being, neighborhood culture, and quality of life. (p. 34).*
- *Goal 9, Strategy A. Encourage design and new development to improve public health and safety. (p. 35).*

## Blueprint Denver

The proposed rezoning is also consistent with the following goals in *Blueprint Denver*.

- *Goal 06: Enhance the overall character and sense of place of neighborhoods through all stages of development and reinvestment. (p. 22).*
- *Goal 07: Foster great urban design and the creation of authentic places that thoughtfully integrate streets, public spaces, and private property. (p. 22).*
- *Goal 09: Guide growth to maintain connections to the outdoors, respond to climate change and protect our environment and natural resources. (p. 23).*

The proposed rezoning also supports the following policies and strategies in *Blueprint Denver*.

- *Land Use and Built Form, General Policy 01: Promote and anticipate planned growth in major centers and corridors and key residential areas connected by rail service and transit priority streets. (p. 72).*
- *Land Use and Built Form, Design Quality and Preservation Policy 03: Ensure residential neighborhoods retain their unique character as infill development occurs. (p. 99).*
- *Land Use and Built Form, Design Quality and Preservation Policy 03, Strategy D: Use design overlays in limited areas to direct new development towards a desired design character unique to that area that cannot be achieved through other tools. Design overlays are most effective where a design vision has been articulated through a planning process. (p. 102).*
- *Mobility Policy 04, Strategy E: Ensure regulations promote design outcomes that prioritize pedestrians. (p. 109).*
- *Quality of Life Infrastructure Policy 04: Promote environmentally-friendly development strategies in the public and private realms. (p. 120).*
- *Quality of Life Infrastructure Policy 05: Ensure attractive streets and outdoor spaces in all centers and corridors giving priority to pedestrian spaces and amenities. (p. 121).*
- *Quality of Life Infrastructure Policy 05, Strategy A: Encourage street design that minimizes impervious surfaces and look for opportunities to re-purpose parts of the street to enhance the pedestrian realm. (p. 121).*

## Blueprint Denver Equity Concepts

*Blueprint Denver* has three equity concepts: Improving access to opportunity; reducing vulnerability to displacement; and expanding housing and jobs diversity. *Blueprint Denver* states that equity concepts “should be used to evaluate large area rezonings” (p. 67) and therefore are applicable to this rezoning application.

### **Access to Opportunity**

The Chery Creek East neighborhood has moderate access to opportunity, defined as access to basic goods, services, and amenities to improve quality-of-life. The proposed overlay is not anticipated to impact the metrics associated with access to opportunity.

### **Vulnerability to Displacement**

Overall, Chery Creek East is indicated as an area with low vulnerability to displacement, measured by educational attainment, rental occupancy and median household income. However, in the area west of Madison Street, 71% of homes are renter-occupied compared to 50% citywide, making it somewhat vulnerable to displacement. The proposed overlay is not anticipated to impact these metrics.

### **Housing Diversity**

Chery Creek East is indicated as an area with low housing diversity in terms of middle-density housing, ownership compared to rental occupancy, and housing costs. However, there is diversity in income-restricted units west of Madison Street and diversity in the number of bedrooms per unit east of Madison Street. The proposed overlay is not anticipated to impact these metrics.

### **Job Diversity**

Diversity in jobs is measured by the mix of retail, innovation and manufacturing jobs compared to the citywide mix. West of Madison Street there's a heavier emphasis on retail jobs, while east of Madison Street job diversity is similar to the rest of the city. The proposed overlay is not anticipated to impact these metrics.

## Cherry Creek Area Plan

The proposed rezoning also complies with the *Cherry Creek Area Plan* as it relates to recommendations for Cherry Creek East. (p. 72-73)

- *Reinforce the residential character.*
- *Maintain and enhance the existing character and walkable environment of Cherry Creek East.*
- *New development will respect the predominant urban form of detached sidewalks, tree lawns, landscaped block-sensitive setbacks, alley access to structures, limited curb cuts, and building entries that are visible from the street.*
- *Land uses should respect existing boundaries between residential and mixed-use areas.*
- *Respect the existing scale.*
- *Enhance the existing pattern of development intensity with low scale buildings in the residential areas.*
- *Mid-rise buildings may be appropriate near Alameda and Colorado.*
- *The mixed-use area between Steele and Madison will remain the most intensely developed portion of the neighborhood with heights ranging from 5 to 12 stories.*
- *Formalize the Cherry Creek East Design Guidelines.*
- *Create a “village center”. The mixed-use node at the intersection of Madison and Bayaud has long been envisioned as a village center for Cherry Creek East.*
- *Ground floor retail with residential or office above.*
- *Enhanced streetscape with detached sidewalks and tree lawns, on-street parking, curb extensions, pedestrian lighting, benches and trash receptacles.*
- *Incorporate access to Pulaski Park at the southwest corner.*

## **2. Uniformity of District Regulations and Restrictions**

The proposed rezoning to apply the DO-9 overlay to G-MX-3, C-RX-8, and C-MX-3, -5, -8, and -12 will result in the uniform application of zone district building form, use and design regulations. Similarly, the proposed rezoning to apply the DO-10 overlay to G-RH-3 will result in the uniform application of zone district building form, use and design regulations.

## **3. Public Health, Safety and General Welfare**

The proposed map amendment furthers the public health, safety, and general welfare of the City through implementation of numerous adopted City plans.

## Appendix A: Public Survey Results

The CCE Development Committee and Board discussed the overlays at almost every meeting through 2020 - 2022. A CCE community meeting was held February 16, 2021 to present the overlays and solicit feedback. Attendees were recruited via CCEA membership mailing, social media postings, CCE business mailing lists, and other lists. Outreach was also conducted with area developers and property owners throughout 2021. A CCE survey regarding the overlays was posted through July 15th, 2021 so that the CCEA Board could include the perceptions of its constituents in its recommendation to City Council. There were 169 responses from CCEA members (70%), CCEA non-members (30%), and property developers. 75% favored the overlay. Survey details are provided below.

### About the Survey

#### **How was the CCEA overlay survey promoted?**

- Emails to 200+ local residents, commercial property owners, businesses and developers.
  - Emails were sent to CCEA members, non-members for whom we have email addresses, members of the CCE Social group and community safety group.
- Multiple postings to the CCE Facebook page [464 members] and Chris Hinds FB page.
- Multiple postings on Nextdoor CCE page [1,658 members]
- Hand delivered flyers within CCE [100+ flyers]
- Recipients were encouraged to share the survey link and several did.

#### **How many persons responded?**

- 169 persons responded. The total included residential and commercial property owners, renters, developers and their representatives.

#### **Who took the survey? Not surprisingly, those most engaged in and invested in CCE and local affairs responded.**

- The majority [70%] were CCEA members. This group tends to be most engaged in CCE community issues.
  - The 30% who are not CCEA members shows that the survey reached and includes the broader community.
- The majority [89%] own residential property in CCE. The majority [89%] live east of Madison St.
- Four persons who are currently developing commercial property in CCE responded. There are three concurrent commercial developments underway.
- Two persons who are currently developing residential property in CCE responded.

#### **Who contributed to the survey development?**

- About 20 members of the CCEA Development Committee and Board
- Commercial property owners and developers
- City Planning
- Other CCE residents
- The complete survey and background are attached. The reader is encouraged to scan these attachments.

## When was the survey was conducted?

- June 28<sup>th</sup> through July 15<sup>th</sup>, 2021, allowing both those who work during the week and those who do not plenty of time to respond.

## Commercial, Mixed Use Overlay Survey Results

When asked: *“Based on what you have read here about the commercial, mixed use overlay and your review of the attached details, should the Cherry Creek East Association Board support or not support, this commercial, mixed use overlay?”*

- The great majority (75%, three quarters) said yes
- A minority (17%, less than 1 in 5) said no
- A small minority (8%, less than 1 in 10) were not sure

When asked: *“Why do you say that about the CCEA Board supporting or not supporting the commercial, mixed use zoning overlay?”*

- The great majority who said “yes” agreed with the overlay objectives, the process for developing it and the proposed approach to meeting those objectives. Sample comments are below. A complete list of comments is attached in the complete final report downloaded directly from SurveyMonkey.
  - *“Completely agree with objectives of overlay.”*
  - *“Sounds like a reasonable compromise for development in our neighborhood”*
  - *“The overlay strikes the right balance between asking too much and too little. It will allow for new development but ensure that the new development meets neighborhood and City goals for mobility [walking/ bikes], open space and safety.”*
  - *“The CCEA Board should support this overlay precisely because of the points discussed in the proposal.”*
  - *“The overlay will make sure future developments meet the stated goals of the overlay, which generally will maintain the quality of life in the neighborhood while allowing developers reasonable ways to develop property.”*
  - *“I have been following the development of the overlays by attending Development Committee meetings and approve of the process and results.”*
  - *“I think the overlay is preferable to the effort and unpredictable nature of negotiating each development.”*
  - *“It creates the balance between neighborhood and city.”*
  - *“Retains the residential aspect of our neighborhood in terms of density, walkability, avoids concrete canyons, and respects the scale and of the bulk of existing structures.”*
- The minority who said “no” or “not sure” were divided between those who feel that the commercial overlay as stated should have been more restrictive vs. those who feel it is too restrictive.
  - Proposal should be **more** restrictive ... sample comments
    - *“No interest in crowding the CCE. This is great for developers but not the residents. Bad idea.”*
    - *“I’m not sure the 5 foot set backs are big enough”*
    - *“Based on what I’m reading this would allow large buildings which I’m not in favor of.”*

- *“It seems like we are surrendering to the lesser-evil. I thought we voted for a board that would fight overdevelopment of this area and keep the buildings to three stories – keep the residential feel, pace, and openness. Yes, the setbacks on street level and higher floors are preferable, but I don’t want that to be a “loophole” used for taller buildings that will dwarf and smother this area”.*
- *“Lack of requirement for larger sidewalk to improve walkability (walkability is one of your goals). Disagree with an alternative to 5 ft setback. Setback should be always required and more than 5 feet.”*
- Proposal should be **less** restrictive ... sample comments
  - *“The goals of the commercial overlay are great. The overlay as drafted is much too restrictive on building types, and does not allow enough design flexibility.”*
  - *“The overlay prohibits the development of smaller properties by taking away too much land. CCE will not ever create a warm environment with the plan”*
  - *“Let zoning take care of this”*

### Residential Overlay Survey Results

When asked: *“Based on what you have just read here about the residential overlay and your review of the attached details, should the Cherry Creek East Association Board support or not support, this residential use overlay?”*

- The great majority (79%, 8 of 10 respondents) said “yes”
- A minority (13%, about 1 in 8) said “no”
- A small minority (8%, about 1 in 12) said “not sure”

When asked: *“Why do you say that about the CCEA Board supporting or not supporting the residential zoning overlay?”*

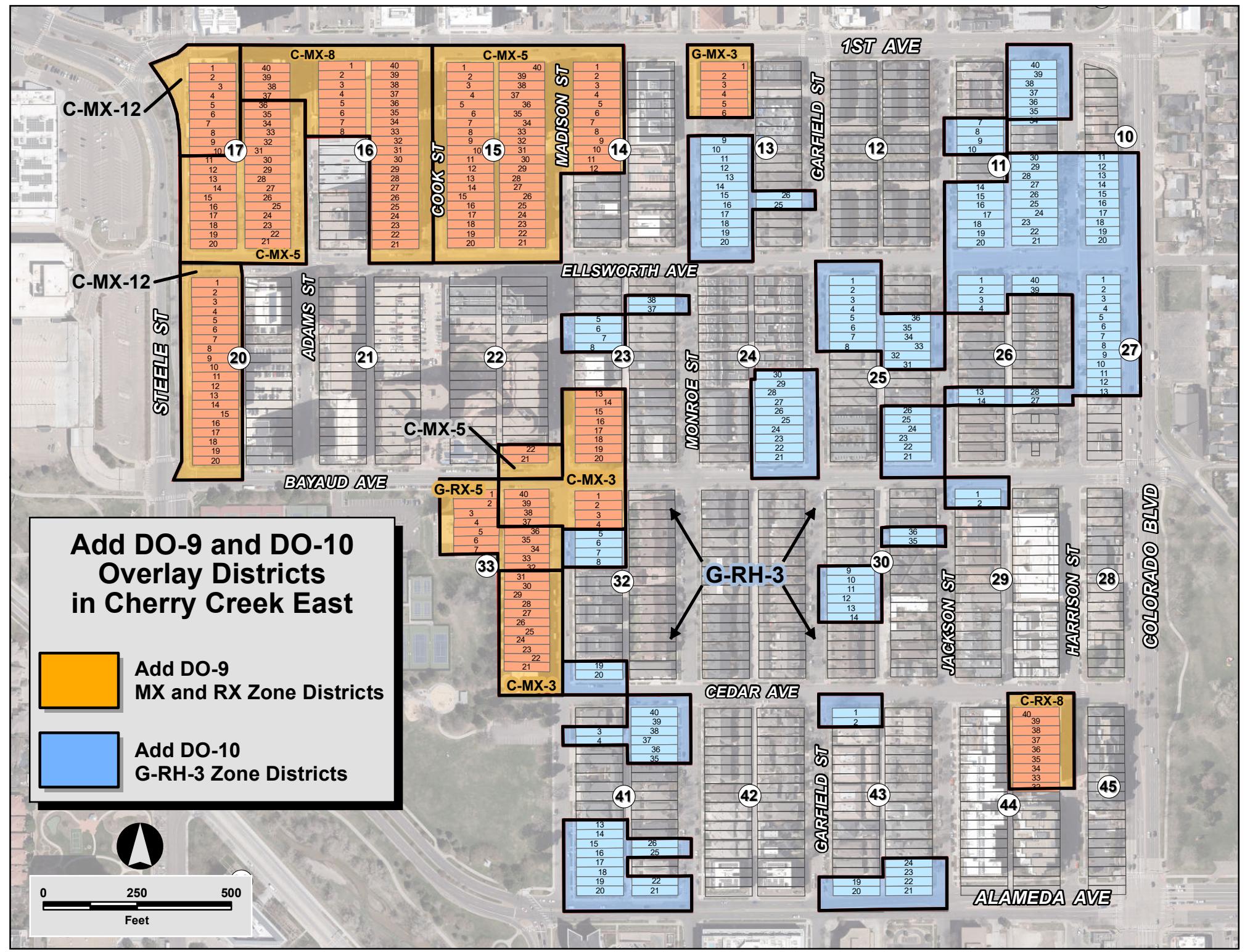
- Consistent with the commercial mixed-use response, the great majority [79%] who said “yes” to the residential overlay agreed with key goals, process and proposed approach of the proposed residential overlay. Sample comments:
  - *“The CCEA Board should support this overlay precisely because of the points discussed in the proposal.”*
  - *“Thoughtful recommendations. The front porch is particularly important”*
  - *“Promotes safety, walkability, attractiveness and neighborhood interactions”*
  - *“Improve the safety, friendliness and communication between residents and appearance of our neighborhood and provide shade for our sidewalks.”*
  - *“Again, we need to keep the residential feel of the neighborhood. Porches/patios and trees will encourage people to be outside and walking in the neighborhood”*
  - *“The front porch and lighting enhance a neighborhood and encourages neighbors to get to know each other”*
  - *“The CCEA Board is exercising the will of the majority of CCE owners.”*
- The minority [21%] who said “no” or “not sure” to the residential overlay gave a wide variety of reasons. There is no single, persistent theme within the minority responses. Some would like more restrictions, some fewer. Sample comments:

- *"I agree with all 3 of these stipulations, absolutely. They should be bare minimum. Still not sure about overall plan here. Are they going to agree to these niceties and then, once their development approved, do whatever the hell they want and just ignore our complaints? Odds are good."*
- *"Certainly nothing wrong with guidelines but do not address other key elements (e.g., no curb cuts, detached sidewalk requirements, landscaping requirements) encompassed in the Cherry Creek East Design Guidelines in effect until 2012"*
- *"This overlay needs additional work to incorporate more of the original "Cherry Creek East Design Guidelines" requirements. i.e., required entries on side streets (Avenues) at corner lots. Minimum caliper size trees in tree lawns and maximum spacing per City Forester requirements. Also, minimum landscaped area requirements, etc."*
- *"I cannot stand the front porches. I'd rather have more area in the back for entertaining. This is not the south where we have huge homes and beautiful wrap around porches. I find the townhome front porches strange."*
- *"Totally disagree with lighting!!!!!!"*
- *"Not needed"*

At the end of the survey, respondents were asked: *"Finally, if you have any questions or comments about the survey or development in CCE please let us know below."*

- Many responses were complimentary e.g., *"Excellent work on the survey and process,"* some discussed unrelated perceived problems in CCE e.g., street maintenance, unkempt properties, traffic, etc. The rest were mostly one-off comments. One noted: *"We trust the City Council will see the wisdom of endorsing the commercial and residential overlays discussed in this survey."*





**Zone Map Amendment 18i-00064**

**DRAFT V3 September 20, 2022**

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 to C-MX-3 DO-9**

**Burlington Capitol Hill Addition**

Block 23, Lots 13 to 20

Block 32, Lots 1 to 4

Block 33, 21 to 32, and 37 to 40

**C-MX-5 to C-MX-5 DO-9**

**Burlington Capitol Hill Addition**

Block 14, Lots 1 to 12

Block 15, Lots 1 to 40

Block 17, Lots 11 to 36

Block 22, Lots 21 to 22

**C-MX-8 to C-MX-8 DO-9**

**Burlington Capitol Hill Addition**

Block 16, Lots 1 to 8, and 21 to 40

Block 17, Lots 37 to 40

**C-MX-12 to C-MX-12 DO-9**

**Burlington Capitol Hill Addition**

Block 17, Lots 1 to 10

Block 20, Lots 1 to 20

**C-RX-8 to C-RX-8 DO-9**

**Burlington Capitol Hill Addition**

Block 44, The North 17' of Lot 32, and Lots 33 to 40

**G-MX-3 to G-MX-3 DO-9**

**Burlington Capitol Hill Addition**

Block 13, Lots 1 to 6

**G-RX-5 to G-RX-5 DO-9**

**Burlington Capitol Hill Addition**

Block 33, Lots 1 to 7, and Lots 33 to 36

**TOGETHER WITH**

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.

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

**G-RH-3 to G-RH-3 DO-10**

**Burlington Capitol Hill Addition**

Block 10, Lots 11 to 20

Block 11, Lots 7 to 10, 14 to 30, the North 2/3 of 34 and 35 to 40

Block 13, Lots 9 to 20, and 25 to 26

Block 23, Lots 5 to 8, and 37 to 38

Block 24, Lots 21 to 30

Block 25, Lots 1 to 8, 21 to 26, and 31 to 36

Block 26, Lots 1 to 4, 13 to 14, 27 to 28, and 39 to 40

Block 27, Lots 1 to 13

Block 29, Lots 1 to 2

Block 30, Lots 9 to 14, and 35 to 36

Block 32, Lots 5 to 8, and 19 to 20

Block 41, Lots 3 to 4, 13 to 22, 25 to 26, and 35 to 40

Block 43, Lots 1 to 2, and 19 to 24

**TOGETHER WITH**

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.

## Street Level and Upper Story Setbacks with Open Space Alternatives Design Overlay District (DO-9) - Property Owner Information

SCHEDNUM	OWNER_NAME	OWNER_ADDRESS_LINE1	OWNER_CITY	OWNER_STATE	OWNER_ZIP	SITE_ADDRESS
0512507183000	GRE 3300 EAST 1ST AVENUE OWNER LLC	900 N MICHIGAN AVE STE 1450	CHICAGO	IL	60611-6550	3300 E 1ST AVE
0512506051000	CENTURY BANK & TRUST	PO BOX 94839	CLEVELAND	OH	44101-4839	3410 E 1ST AVE
0512504026000	COLORADO STATE BANK & TRUST	PO BOX 2300	TULSA	OK	74102-2300	3610 E 1ST AVE
0512508027000	EMPIRE SAVINGS BUILDING & LOAN ASSOCIATION	PO BOX 5155	SAN RAMON	CA	94583-5155	1 N ADAMS ST
0512507108108	MILSTEIN,VIADIMIR	2 ADAMS ST APT 807	DENVER	CO	80206-5716	2 N ADAMS ST APT 807
0512507087087	KAHN,TAI RAM	2 ADAMS ST APT 606	DENVER	CO	80206-5723	2 N ADAMS ST APT 606
0512507081081	SINGER,RENEE	5312 ALTA BAHIA CT	SAN DIEGO	CA	92109-1919	2 N ADAMS ST APT 510
0512507177177	HARSINI,MARSHA	339 ADAMS ST	DENVER	CO	80206-4420	2 N ADAMS ST APT 1610
0512507160160	URMAN,EVELINDA Y	7500 RAPHAEL LN	LITTLETON	CO	80125-1805	2 N ADAMS ST APT 1409
0512507096096	EBYA,SUSAN	191 UNIVERSITY BLVD PMB 227	DENVER	CO	80206-4613	2 N ADAMS ST APT 705
0512507057057	DRAKE,KIRK B	2 ADAMS ST APT 306	DENVER	CO	80206-5725	2 N ADAMS ST APT 306
0512507040040	REYNOLDS,JENNIFER	36901 COOK ST STE 8	PALM DESERT	CA	92211-6112	2 N ADAMS ST APT 109
0512507163163	ENDICOTT,LINDA TRUST	70 W 95TH ST APT 22J	NEW YORK	NY	10025-6777	2 N ADAMS ST APT 1502
0512507166166	NIEMI,SUZANNE	2 ADAMS ST APT 1505	DENVER	CO	80206-5727	2 N ADAMS ST APT 1505
0512507063063	JOHNSON, WILLIAM BRIAN	2327 14TH AVE	SAINT PETERSBURG	FL	33713-5833	2 N ADAMS ST APT 402
0512507079079	MCCLINTOCK,LISA E	2 ADAMS ST APT 508	DENVER	CO	80206-5723	2 N ADAMS ST APT 508
0512507070070	HARRIS,LAUREN	2 ADAMS ST APT 409	DENVER	CO	80206-5723	2 N ADAMS ST APT 409
0512507113113	AQUINO,ANGELITA L	2 ADAMS ST APT 902	DENVER	CO	80206-5716	2 N ADAMS ST APT 902
0512507145145	MUELLER,EDMUND J	2 ADAMS ST APT 1204	DENVER	CO	80206-5732	2 N ADAMS ST APT 1204
0512507104104	WENZEL,ERIN	2 ADAMS ST APT 803	DENVER	CO	80206-5716	2 N ADAMS ST APT 803
0512507157157	MYERS,CARRIE	2 ADAMS ST APT 1406	DENVER	CO	80206-5727	2 N ADAMS ST APT 1406
0512507132132	DERTINA,LOIS B	2 ADAMS ST APT 1101	DENVER	CO	80206-5726	2 N ADAMS ST APT 1101
0512507162162	BINDELL,BARRY L	2 ADAMS ST APT 1105	DENVER	CO	80206-5726	2 N ADAMS ST APT 1501
0512507073073	REVISION REAL ESTATE LLC	1337 DELAWARE ST STE 100	DENVER	CO	80204-2701	2 N ADAMS ST APT 502
0512507093093	SILERIO,EDGAR F	2 ADAMS ST APT 110	DENVER	CO	80206-5725	2 N ADAMS ST APT 702
0512507172172	AL-QATTAN,BASHAR H	2 ADAMS ST APT 1601	DENVER	CO	80206-5727	2 N ADAMS ST APT 1601
0512507115115	ELLIS, BECKY	2 ADAMS ST APT 904	DENVER	CO	80206-5716	2 N ADAMS ST APT 904
0512507099099	KEPLER,KEVIN MICHAEL	2 ADAMS ST APT 708	DENVER	CO	80206-5721	2 N ADAMS ST APT 708
0512507161161	ERKENBRACK,STEPHEN K & LYSA M	2 ADAMS ST APT 1410	DENVER	CO	80206-5727	2 N ADAMS ST APT 1410
0512507074074	FINE,TOBY ANNE LIVING TRUST	7460 E ELLSWORTH AVE	DENVER	CO	80230-6790	2 N ADAMS ST APT 503
0512507165165	LIOUMI,EVROPI	2 ADAMS ST APT 1504	DENVER	CO	80206-5727	2 N ADAMS ST APT 1504
0512507176176	HUNTER,SHAWN K & DIEDRE J	300 FOREST ST	DENVER	CO	80220-5753	2 N ADAMS ST APT 1607
0512507066066	BEHNAME,MANOUCHEHR	2 ADAMS ST APT 405	DENVER	CO	80206-5720	2 N ADAMS ST APT 405
0512507117117	VASQUEZ,ROSEMARY A	2 ADAMS ST APT 906	DENVER	CO	80206-5716	2 N ADAMS ST APT 906
0512507082082	SONENREICH,ISRAEL	2 ADAMS ST APT 601	DENVER	CO	80206-5723	2 N ADAMS ST APT 601
0512507095095	ALLISON,ALBERT J & JUTTA M	2 ADAMS ST APT 704	DENVER	CO	80206-5721	2 N ADAMS ST APT 704
0512507150150	PETERSON, PATRICIA W. LIVING TRUST	625 JACKSON ST	DENVER	CO	80206-4544	2 N ADAMS ST APT 1209
0512507102102	ALTHAGE,ANDREW G	32305 MEADOW RIDGE LN	PINE	CO	80470-9536	2 N ADAMS ST APT 801
0512507055055	WILLIAMS,LAWRENCE B MEMORIAL TRUST	350 OSWEGO CT	AURORA	CO	80010	2 N ADAMS ST APT 304
0512507109109	LAMPERT,RAEANN B	420 S FOREST ST	DENVER	CO	80246-8110	2 N ADAMS ST APT 808
0512507168168	ULL,LUCHIA C	2 ADAMS ST APT 1507	DENVER	CO	80206-5727	2 N ADAMS ST APT 1507
0512507054054	JENSEN,KIRSTEN H	2 ADAMS ST APT 303	DENVER	CO	80206-5725	2 N ADAMS ST APT 303
0512507136136	BINDELL,BARRY L	2 ADAMS ST APT 1105	DENVER	CO	80206-5726	2 N ADAMS ST APT 1105
0512507158158	BALKIN,DIANE E	337 COOK ST	DENVER	CO	80206-4422	2 N ADAMS ST APT 1407
0512507130130	JENSEN,ANIKA M	2 ADAMS ST APT 1009	DENVER	CO	80206-5726	2 N ADAMS ST APT 1009
0512507107107	MARCHBANK SURVIVOR'S TRUST	7320 FORSYTH BLVD APT 301	SAINT LOUIS	MO	63105-2170	2 N ADAMS ST APT 806

## Street Level and Upper Story Setbacks with Open Space Alternatives Design Overlay District (DO-9) - Property Owner Information

SCHEDNUM	OWNER_NAME	OWNER_ADDRESS_LINE1	OWNER_CITY	OWNER_STATE	OWNER_ZIP	SITE_ADDRESS
0512507131131	SIEGEL,AMY R	2 ADAMS ST APT 1010	DENVER	CO	80206-5726	2 N ADAMS ST APT 1010
0512507127127	STAMPER,D SCOTT TRUST	1209 SARAH CT	LITTLETON	CO	80126-4724	2 N ADAMS ST APT 1006
0512507181181	BOARDSEN,BECKY	2 ADAMS ST APT 1609	DENVER	CO	80206-5733	2 N ADAMS ST APT 1609
0512507106106	LEAMAN,RICHARD S	2 ADAMS ST APT 805	DENVER	CO	80206-5716	2 N ADAMS ST APT 805
0512507050050	BIGGS,RYAN WILLIAM	2 ADAMS ST APT 209	DENVER	CO	80206-5725	2 N ADAMS ST APT 209
0512507043043	EVANS,CLARA H	2 ADAMS ST APT 202	DENVER	CO	80206-5725	2 N ADAMS ST APT 202
0512507049049	DAVIDOV,LAURA	2 ADAMS ST APT 208	DENVER	CO	80206-5725	2 N ADAMS ST APT 208
0512507156156	PETERSON,PATRICIA W. LIVING TRUST	625 JACKSON ST	DENVER	CO	80206-4544	2 N ADAMS ST APT 1405
0512507148148	SELF,ELIZABETH ANNE	2 ADAMS ST APT 1207	DENVER	CO	80206-5722	2 N ADAMS ST APT 1207
0512507062062	BRIGHT FAMILY TRUST	2 ADAMS ST APT 401	DENVER	CO	80206-5720	2 N ADAMS ST APT 401
0512507175175	HAMMEL,MATTHEW C	835 MONACO PKWY	DENVER	CO	80220-4644	2 N ADAMS ST APT 1606
0512507085085	PERSON,SUZANNE	2 ADAMS ST APT 604	DENVER	CO	80206-5723	2 N ADAMS ST APT 604
0512507056056	RANSBOTTONM,MARITA ANNE	2 ADAMS ST APT 305	DENVER	CO	80206-5725	2 N ADAMS ST APT 305
0512507118118	CONTOS,ELIZABETH J	692 S GILPIN ST	DENVER	CO	80209-4512	2 N ADAMS ST APT 907
0512507120120	BODIN,IGOR & GALINA	329 STEELE ST	DENVER	CO	80206-4414	2 N ADAMS ST APT 909
0512507042042	LOWDERMILK,PAMELA	2 ADAMS ST APT 201	DENVER	CO	80206-5725	2 N ADAMS ST APT 201
0512507088088	NEEL,BRAD	2 ADAMS ST APT 607	DENVER	CO	80206-5723	2 N ADAMS ST APT 607
0512507128128	BLOCH,RALPH LIVING TRUST	2270 VIA PUERTA UNIT P	LAGUNA WOODS	CA	92637-2348	2 N ADAMS ST APT 1007
0512507170170	QUIMBY,RUSSELL DREW	2 ADAMS ST APT 1509	DENVER	CO	80206-5727	2 N ADAMS ST APT 1509
0512507065065	LASZEWSKI,KATHRYN J	419 STEELE ST	DENVER	CO	80206-4416	2 N ADAMS ST APT 404
0512507133133	DIEBELLA,CLARE L	2 ADAMS ST APT 1102	DENVER	CO	80206-5726	2 N ADAMS ST APT 1102
0512507178178	HARRIS,JAMES	2 ADAMS ST APT 1603	DENVER	CO	80206-5727	2 N ADAMS ST APT 1603
0512507174174	DINAR,JONATHAN	2 ADAMS ST APT 1605	DENVER	CO	80206-5733	2 N ADAMS ST APT 1605
0512507112112	FULTONBERG,LORNE	2 ADAMS ST APT 901	DENVER	CO	80206-5716	2 N ADAMS ST APT 901
0512507076076	TYNAN,ADAM	2 ADAMS ST APT 505	DENVER	CO	80206-5723	2 N ADAMS ST APT 505
0512507084084	KAPTAIN,DIEGO	155 S JACKSON ST APT E	DENVER	CO	80209-3179	2 N ADAMS ST APT 603
0512507139139	BODIN,IGOR & GALINA	329 STEELE ST	DENVER	CO	80206-4414	2 N ADAMS ST APT 1108
0512507141141	VALENCIANO,DAVID C	2 ADAMS ST APT 1110	DENVER	CO	80206-5726	2 N ADAMS ST APT 1110
0512507071071	WANZER,JULIE	2 ADAMS ST APT 410	DENVER	CO	80206-5723	2 N ADAMS ST APT 410
0512507105105	IMBLER,KATHERINE	2623 CHARNEY RD	UNIVERSITY HEIGHTS	OH	44118-4404	2 N ADAMS ST APT 804
0512507144144	ROJAS,JEFFREY G	2 ADAMS ST APT 1203	DENVER	CO	80206-5732	2 N ADAMS ST APT 1203
0512507146146	FOLEY,DANIEL W	2 ADAMS ST APT 1205	DENVER	CO	80206-5722	2 N ADAMS ST APT 1205
0512507080080	PRIBYL,MATTHEW COREY	2 ADAMS ST APT 509	DENVER	CO	80206-5723	2 N ADAMS ST APT 509
0512507135135	ROSEN,DANIEL STEVEN	2 ADAMS ST APT 1104	DENVER	CO	80206-5726	2 N ADAMS ST APT 1104
0512507122122	MANZUR,CRISTIAN G	2 ADAMS ST APT 1001	DENVER	CO	80206-5726	2 N ADAMS ST APT 1001
0512507034034	MSCC LLC	2 ADAMS ST APT 101	DENVER	CO	80206-5725	2 N ADAMS ST APT 101
0512507149149	FOIRE,KATHLEEN M	2 ADAMS ST APT 1208	DENVER	CO	80206-5727	2 N ADAMS ST APT 1208
0512507075075	BAUER,DENNIS & MICHELE	2 ADAMS ST APT 504	DENVER	CO	80206-5723	2 N ADAMS ST APT 504
0512507069069	LEON,SOPHIE	155 S MONACO STREET PKWY APT 301	DENVER	CO	80224-1181	2 N ADAMS ST APT 408
0512507089089	CARRETTE,MADELEINE S	2 ADAMS ST APT 608	DENVER	CO	80206-5723	2 N ADAMS ST APT 608
0512507110110	STOCKDALE,SARA F	2 ADAMS ST APT 809	DENVER	CO	80206-5716	2 N ADAMS ST APT 809
0512507053053	MOGYOROS,MIGUEL TRUST	230 S GLENCOE ST	DENVER	CO	80246-1155	2 N ADAMS ST APT 302
0512507060060	WARNER,ALAN R	2 ADAMS ST APT 309	DENVER	CO	80206-5725	2 N ADAMS ST APT 309
0512507046046	KORTHUIS,KIP	2 ADAMS ST APT 205	DENVER	CO	80206-5725	2 N ADAMS ST APT 205
0512507083083	ZHAO,TINA	2 ADAMS ST APT 602	DENVER	CO	80206-5723	2 N ADAMS ST APT 602
0512507159159	ADAMS FAMILY TRUST	2 ADAMS ST APT 1408	DENVER	CO	80206-5727	2 N ADAMS ST APT 1408

## Street Level and Upper Story Setbacks with Open Space Alternatives Design Overlay District (DO-9) - Property Owner Information

SCHEDNUM	OWNER_NAME	OWNER_ADDRESS_LINE1	OWNER_CITY	OWNER_STATE	OWNER_ZIP	SITE_ADDRESS
0512507059059	ZHOU,CHRISTINE	2 ADAMS ST APT 308	DENVER	CO	80206-5725	2 N ADAMS ST APT 308
0512507137137	LIPSCOMB,CALEB H	2 ADAMS ST APT 1106	DENVER	CO	80206-5726	2 N ADAMS ST APT 1106
0512507173173	DIKEMAN,RAYMOND ALLEN	3677 W 77TH AVE	WESTMINSTER	CO	80030-4517	2 N ADAMS ST APT 1602
0512507143143	CARON,WANN S	2 ADAMS ST APT 1202	DENVER	CO	80206-5726	2 N ADAMS ST APT 1202
0512507134134	HARSHINI,MASHA & NAHID	339 ADAMS ST	DENVER	CO	80206-4420	2 N ADAMS ST APT 1103
0512507114114	ALMAGNO,LEA ELIZABETH	2 ADAMS ST APT 903	DENVER	CO	80206-5716	2 N ADAMS ST APT 903
0512507129129	ESPINOSA,MARGARET M	2 ADAMS ST APT 1008	DENVER	CO	80206-5726	2 N ADAMS ST APT 1008
0512507077077	SHAREEFY,MARIAM	2 ADAMS ST APT 506	DENVER	CO	80206-5723	2 N ADAMS ST APT 506
0512507092092	WAGNER,KARA L	16015 HUMBOLDT PEAK DR	BROOMFIELD	CO	80023-4704	2 N ADAMS ST APT 701
0512507035035	PETREE,SCOTT	2 ADAMS ST APT 102	DENVER	CO	80206-5725	2 N ADAMS ST APT 102
0512507169169	KLISSEK,MARILOR	2 ADAMS ST APT 1508	DENVER	CO	80206-5727	2 N ADAMS ST APT 1508
0512507052052	KLAUSNER,MARGIE VOGT TRUST	8030 E GIRARD AVE APT 420	DENVER	CO	80231-4419	2 N ADAMS ST APT 301
0512507154154	CERSONSKY,STEVEN	PO BOX 621804	LITTLETON	CO	80162-1804	2 N ADAMS ST APT 1403
0512507086086	DOULEH,DIANA G	2 ADAMS ST APT 605	DENVER	CO	80206-5723	2 N ADAMS ST APT 605
0512507103103	SEKLER,LIOR	2 ADAMS ST APT 802	DENVER	CO	80206-5716	2 N ADAMS ST APT 802
0512507119119	PAPPAS,ANDREW H	2 ADAMS ST APT 908	DENVER	CO	80206-5716	2 N ADAMS ST APT 908
0512507044044	KING,DUAN A	191 UNIVERSITY BLVD	DENVER	CO	80206-4613	2 N ADAMS ST APT 203
0512507138138	FINNEY,STEVE	848 N RAINBOW BLVD	LAS VEGAS	NV	89107-1103	2 N ADAMS ST APT 1107
0512507100100	KNYSH,NADYA	2 ADAMS ST APT 709	DENVER	CO	80206-5721	2 N ADAMS ST APT 709
0512507090090	KOZLOWICZ,SAM	7625 S GRAPE WAY	CENTENNIAL	CO	80122-3861	2 N ADAMS ST APT 609
0512507072072	LAMPERT,EDWARD	420 S FOREST ST	DENVER	CO	80246-8110	2 N ADAMS ST APT 501
0512507140140	DAVIS,ANN L	2 ADAMS ST APT 1109	DENVER	CO	80206-5726	2 N ADAMS ST APT 1109
0512507058058	MIRZAIDINOV,MIRVAKHID	2 ADAMS ST APT 307	DENVER	CO	80206-5725	2 N ADAMS ST APT 307
0512507098098	HARNETT,JULI	2 ADAMS ST APT 707	DENVER	CO	80206-5721	2 N ADAMS ST APT 707
0512507038038	MOUNTAIN SHADOWS CONDOS ASSOCIATION	2 ADAMS ST APT 107	DENVER	CO	80206-5734	2 N ADAMS ST APT 107
0512507164164	BAKER,STEPHANIE	2 ADAMS ST APT 1503	DENVER	CO	80206-5727	2 N ADAMS ST APT 1503
0512507171171	COMCOWICH,SUZANNE	480 S MARION PKWY APT 1704A	DENVER	CO	80209-5559	2 N ADAMS ST APT 1510
0512507061061	BEASMAN,KATHLEEN L	2 ADAMS ST APT 310	DENVER	CO	80206-5725	2 N ADAMS ST APT 310
0512507179179	JACOBS,JIMMY	15 WYANTENUCK ST	HOUSATONIC	MA	01236-9713	2 N ADAMS ST APT 1604
0512507036036	MAY,LISA	2 ADAMS ST APT 105	DENVER	CO	80206-5725	2 N ADAMS ST APT 105
0512507097097	REYNDERS,DOMINIQUE MICHEL	2118 GLENNA GOODACRE BLVD	LUBBOCK	TX	79401	2 N ADAMS ST APT 706
0512507151151	LEWIS,LORI L	2 ADAMS ST APT 1210	DENVER	CO	80206-5727	2 N ADAMS ST APT 1210
0512507047047	KHELLAF,ABDELHAMID	2 ADAMS ST APT 206	DENVER	CO	80206-5725	2 N ADAMS ST APT 206
0512507124124	GLAU,DEAN A	6615 S PINEY CREEK CIR	CENTENNIAL	CO	80016-1107	2 N ADAMS ST APT 1003
0512507142142	POH,LAWRENCE	8971 E 5TH AVE	DENVER	CO	80230-6520	2 N ADAMS ST APT 1201
0512507037037	MITCHELL,SANDRA KIRK	8407 E LA SENDA DR	SCOTTSDALE	AZ	85255-4269	2 N ADAMS ST APT 106
0512507116116	WITTA LLC	400 INDIANA ST STE 270	GOLDEN	CO	80401-5069	2 N ADAMS ST APT 905
0512507121121	BLOCH,RALPH N LIVING TRUST	2270 VIA PUERTA UNIT P	LAGUNA WOODS	CA	92637-2348	2 N ADAMS ST APT 910
0512507153153	KREGARMAN,SHOSHANA	754 S ONEIDA WAY	DENVER	CO	80224-1567	2 N ADAMS ST APT 1402
0512507067067	MCBRIDE,THOMAS SPENCER	2 ADAMS ST APT 406	DENVER	CO	80206-5720	2 N ADAMS ST APT 406
0512507180180	MOONLIGHT RENOVATIONS INC	753 S DOWNING ST	DENVER	CO	80209-4434	2 N ADAMS ST APT 1608
0512507091091	LAGERBORG,MICHAEL	2 ADAMS ST APT 610	DENVER	CO	80206-5723	2 N ADAMS ST APT 610
0512507045045	ZUBER,YVONNE	5811 S HAPPY CANYON DR	ENGLEWOOD	CO	80111-1006	2 N ADAMS ST APT 204
0512507123123	ISSA,JAMES J	4410 MASSACHUSETTS AVE	WASHINGTON	DC	20016-5561	2 N ADAMS ST APT 1002
0512507147147	CARON,WANN S	2 ADAMS ST APT 1202	DENVER	CO	80206-5726	2 N ADAMS ST APT 1206
0512507078078	TENENBAUM,BORIS A & ASYA G	21631 E 54TH PL	DENVER	CO	80249-8397	2 N ADAMS ST APT 507

## Street Level and Upper Story Setbacks with Open Space Alternatives Design Overlay District (DO-9) - Property Owner Information

SCHEDNUM	OWNER_NAME	OWNER_ADDRESS_LINE1	OWNER_CITY	OWNER_STATE	OWNER_ZIP	SITE_ADDRESS
0512507041041	XXXXxxX,xXxXXXX x	2 ADAMS ST APT 110	DENVER	CO	80206-5725	2 N ADAMS ST APT 110
0512507125125	THOMAS,DAMION J	2 ADAMS ST APT 1004	DENVER	CO	80206-5726	2 N ADAMS ST APT 1004
0512507155155	LOWERY,DIANE K	2 ADAMS ST APT 1404	DENVER	CO	80206-5727	2 N ADAMS ST APT 1404
0512507051051	QUISPE,JORGE JOEL	2 ADAMS ST APT 210	DENVER	CO	80206-5725	2 N ADAMS ST APT 210
0512507167167	DAVIS,KIARA ICELY	2 ADAMS ST APT 1506	DENVER	CO	80206-5727	2 N ADAMS ST APT 1506
0512507126126	ELLER TRUST	400 S LAFAYETTE ST APT 704	DENVER	CO	80209-5501	2 N ADAMS ST APT 1005
0512507152152	DEY,LYDIA	2 ADAMS ST APT 1401	DENVER	CO	80206-5727	2 N ADAMS ST APT 1401
0512507094094	MEDLIN,CHERYL KAY	2 ADAMS ST APT 703	DENVER	CO	80206-5723	2 N ADAMS ST APT 703
0512507111111	MCCOY,CRAIG JAMES	2 ADAMS ST APT 810	DENVER	CO	80206-5716	2 N ADAMS ST APT 810
0512507101101	VAN WYK,DOUGLAS J	2 ADAMS ST APT 710	DENVER	CO	80206-5721	2 N ADAMS ST APT 710
0512507039039	HOGAN,EMMA	2 ADAMS ST APT 108	DENVER	CO	80206-5725	2 N ADAMS ST APT 108
0512507182182	3095 SHERMAN LLC	2 ADAMS ST APT G1	DENVER	CO	80206-5725	2 N ADAMS ST A
0512507048048	RODRIGUEZ,JOSE ISAIAS	2 ADAMS ST APT 207	DENVER	CO	80206-5725	2 N ADAMS ST APT 207
0512507068068	MALLOY,HALEY M	2 ADAMS ST APT 407	DENVER	CO	80206-5723	2 N ADAMS ST APT 407
0512507064064	CHELSEA PROPERTIES LLC	5700 S QUEBEC ST STE 102	GREENWOOD VILLAGE	CO	80111-2009	2 N ADAMS ST APT 403
0512508014000	SOLERA NATIONAL BANK	319 S SHERIDAN BLVD	LAKEWOOD	CO	80226-3632	25 N ADAMS ST
0512508029000	ADAMS STREET PROPERTY LLC	15110 DALLAS PKWY STE 610	DALLAS	TX	75248-4635	55 N ADAMS ST
0512522019000	PIII BAYAUD STREET LLC	2765 S COLORADO BLVD STE 200	DENVER	CO	80222-6608	3400 E BAYAUD AVE
0512511011000	UNIVERSITY SQUARE LLC	425 CLAYTON ST	DENVER	CO	80206-4230	3435 E BAYAUD AVE
0512507010000	TRUE MIND PROPERTY LLC	2450 S SAINT PAUL ST	DENVER	CO	80210-5517	5 N COOK ST
0512506055000	GPI FIRST AVE LP	5601 GRANITE PKWY STE 1200	PLANO	TX	75024-6746	44 N COOK ST
0512507031000	55 COOK LLC	6400 S FIDDLERS GREEN CIR STE 1200	GREENWOOD VILLAGE	CO	80111-4913	55 N COOK ST
0512530088000	GARDENS AT CHERRY CREEK LLC	10510 SPRINGBORO PIKE	MIAMISBURG	OH	45342-4956	225 S HARRISON ST
0512506050000	GPI FIRST AVE LP	5601 GRANITE PKWY STE 1200	PLANO	TX	75024-6746	55 N MADISON ST
0512505023000	ARIANA 3 LLC	90 MADISON ST STE 500	DENVER	CO	80206-5414	90 N MADISON ST
0512521001000	KEMP PROPERTIES LLC	425 CLAYTON ST	DENVER	CO	80206-4230	100 S MADISON ST
0512522015000	101 S MADISON LLC	1685 COLORADO BLVD UNIT S	DENVER	CO	80222-4011	101 S MADISON ST
0512521002000	KEMP PROPERTIES LLC	425 CLAYTON ST	DENVER	CO	80206-4230	110 S MADISON ST
0512522009000	BANBURY,JON HUNTER REVOCABLE TRUST	111 S MADISON ST	DENVER	CO	80209-3032	111 S MADISON ST
0512522008000	PIII S MADISON ST LLC	2765 S COLORADO BLVD STE 200	DENVER	CO	80222-6608	121 S MADISON ST
0512522018000	155 SOUTH MADISON LLC	725 CONSHOHOCKEN STATE RD	BALA CYNWYD	PA	19004-2122	155 S MADISON ST
0512508025000	EMPIRE SAVINGS BUILDING & LOAN ASSOCIATION	PO BOX 5155	SAN RAMON	CA	94583-5155	2 N STEELE ST
0512508022000	SOLERA NATIONAL BANK	319 S SHERIDAN BLVD	LAKEWOOD	CO	80226-3632	36 N STEELE ST
0512509009000	PIERCE INVESTMENTS LTD	252 CLAYTON ST STE 400	DENVER	CO	80206-4814	50 S STEELE ST
0512508034000	UDR STEELE CREEK LLC	1745 SHEA CENTER DR STE 200	HIGHLANDS RANCH	CO	80129-1540	98 N STEELE ST

## Front Porch and Landscaping Residential Design Overlay District (DO-10) - Property Owner Information

SCHEDNUM	OWNER_NAME	OWNER_ADDRESS_LINE1	OWNER_CITY	OWNER_STATE	OWNER_ZIP	SITE_ADDRESS
0512516003000	SHA-SHA REAL ESTATE INVESTMENTS LLC	3602 S GRAPE ST	DENVER	CO	80237-1029	33 S COLORADO BLVD
0512516013000	TRAMMY REAL ESTATE INVESTMENTS LLC	3602 S GRAPE ST	DENVER	CO	80237-1029	37 S COLORADO BLVD -39
0512516008000	KANE,BRADLEY T	3498 E ELLSWORTH AVE UNIT 611	DENVER	CO	80209-2966	45 S COLORADO BLVD
0512515019000	WILNER,LARRY SCOTT	2057 KAHALA CIR	CASTLE ROCK	CO	80104-2799	3840 E ELLSWORTH AVE
0512501008000	CHENG,JUNOU	1 COLORADO BLVD	DENVER	CO	80206-5530	3955 E ELLSWORTH AVE
0512514053000	MC SQUARED TRUST	4 S GARFIELD ST	DENVER	CO	80209-3116	4 S GARFIELD ST
0512514054000	ENGEL,SHARON CARLA	8 S GARFIELD ST	DENVER	CO	80209-3116	8 S GARFIELD ST
0512514055000	FANTINI,RICK J & DEBRA L LIV TRUST	12 S GARFIELD ST	DENVER	CO	80209-3116	12 S GARFIELD ST
0512514056000	SAUL,SANDRA E	16 S GARFIELD ST	DENVER	CO	80209-3116	16 S GARFIELD ST
0512504012000	FRIEDLAND,JEFFREY A	21 GARFIELD ST	DENVER	CO	80206-5514	21 N GARFIELD ST
0512514023000	SINCLAIR,PHYLLIS A	22 S GARFIELD ST	DENVER	CO	80209-3116	22 S GARFIELD ST
0512514025000	REED,RICHARD C	24 S GARFIELD ST	DENVER	CO	80209-3116	24 S GARFIELD ST
0512514026000	ARONSON,NATALIE	26 S GARFIELD ST	DENVER	CO	80209-3116	26 S GARFIELD ST
0512514027000	MANCARTI,MICHAEL ZARIEN	28 S GARFIELD ST	DENVER	CO	80209-3116	28 S GARFIELD ST
0512513018000	KIRSCHBAUM,AMY S	45 GARFIELD ST	DENVER	CO	80209-3115	45 S GARFIELD ST
0512513017000	HARGROW,RALPH P	55 S GARFIELD ST	DENVER	CO	80209-3115	55 S GARFIELD ST
0512513075000	CHAN,EDDY	61 S GARFIELD ST	DENVER	CO	80209-3115	61 S GARFIELD ST
0512513076000	COX,STEPHEN WAYNE	67 S GARFIELD ST	DENVER	CO	80209-3115	67 S GARFIELD ST
0512513077000	LENNY,VICKIE D	71 S GARFIELD ST	DENVER	CO	80209-3115	71 S GARFIELD ST
0512513078000	SCHINDLER,KENNETH I	77 S GARFIELD ST	DENVER	CO	80209-3115	77 S GARFIELD ST
0512513079000	RAGUNAS,MICHAEL J	81 S GARFIELD ST	DENVER	CO	80209-3115	81 S GARFIELD ST
0512513080000	STEELE,MARK P	87 S GARFIELD ST	DENVER	CO	80209-3115	87 S GARFIELD ST
0512519005000	ACQUISTO,SALVATORE	2261 ALBION ST	DENVER	CO	80207-3707	136 S GARFIELD ST
0512519023000	ACQUISTO,KATHY KOOP	2261 ALBION ST	DENVER	CO	80207-3707	140 S GARFIELD ST
0512519007000	LINSKY,RICHARD A & JUDITH J	8056 S SPRUCE CIR	CENTENNIAL	CO	80112-3218	150 S GARFIELD ST
0512529001000	WEST COLORADO TRUST	200 S GARFIELD ST	DENVER	CO	80209-3120	200 S GARFIELD ST
0512529052000	FULLER,D DIANE	3637 E EUCLID AVE	CENTENNIAL	CO	80121-3662	274 S GARFIELD ST
0512502045000	JONES-ALBERTS REVOCABLE TRUST	2932 E MADISON VISTAS DR	PHOENIX	AZ	85016-4981	5 N HARRISON ST
0512516001000	ALLRED,LAURA	PO BOX 102676	DENVER	CO	80250-2676	6 S HARRISON ST
0512502046000	NIERMANN,ELLEN GAY	7 HARRISON ST	DENVER	CO	80206-5536	7 N HARRISON ST
0512502047000	PASTERNAK,TODD	9 HARRISON ST	DENVER	CO	80206-5536	9 N HARRISON ST
0512502048000	SATIROGLU,TIMUR	11 HARRISON ST	DENVER	CO	80206-5536	11 N HARRISON ST
0512516014000	DOSHOVA,ROSSITZA P	16 S HARRISON ST	DENVER	CO	80209-3102	16 S HARRISON ST
0512502029029	REVES,BROOKE	17 HARRISON ST	DENVER	CO	80206-5536	17 N HARRISON ST
0512501007000	RAMOS,LIONEL	17 COLORADO BLVD	DENVER	CO	80206-5530	18 N HARRISON ST
0512502030030	REVES,BROOKE C	19 HARRISON ST	DENVER	CO	80206-5536	19 N HARRISON ST
0512516015000	CALHOUN,KARA M	20 S HARRISON ST	DENVER	CO	80209-3102	20 S HARRISON ST
0512502031031	PRITCHARD,MARIAN S REVOCABLE TRUST	21 HARRISON ST	DENVER	CO	80206-5536	21 N HARRISON ST
0512502061000	HARRISON STREET TRIPLEX HOMEOWNER'S ASSOCIATION INC	21 HARRISON ST	DENVER	CO	80206-5536	29 N HARRISON ST APPRX
0512502060000	HARRISON STREET TRIPLEX HOMEOWNERS ASSOCIATION INC	29 HARRISON ST	DENVER	CO	80206-5536	29 N HARRISON ST
0512501006000	BEDERMAN,STEVEN	34 HARRISON ST	DENVER	CO	80206-5537	34 N HARRISON ST
0512501016000	GRAMANN,TIMOTHY G	36 HARRISON ST	DENVER	CO	80206-5537	36 N HARRISON ST
0512501015000	JOHNSON,ALEXANDER A	38 HARRISON ST	DENVER	CO	80206-5537	38 N HARRISON ST
0512502013000	LIN,CHEN YUN	39 HARRISON ST	DENVER	CO	80206-5536	39 N HARRISON ST
0512501014000	LUVERA,ANN MARIA	40 HARRISON ST	DENVER	CO	80206-5537	40 N HARRISON ST
0512502056000	JENSEN,JACQUELINE M	41 HARRISON ST	DENVER	CO	80206-5536	41 N HARRISON ST

## Front Porch and Landscaping Residential Design Overlay District (DO-10) - Property Owner Information

SCHEDNUM	OWNER_NAME	OWNER_ADDRESS_LINE1	OWNER_CITY	OWNER_STATE	OWNER_ZIP	SITE_ADDRESS
0512502057000	PIRRUNG,NICHOLAS	45 HARRISON ST	DENVER	CO	80206-5536	45 N HARRISON ST
0512502058000	DURAN, NICHOLAS TRUST	47 HARRISON ST	DENVER	CO	80206-5536	47 N HARRISON ST
0512502059000	MURDY,JOSPEH W	49 HARRISON ST	DENVER	CO	80206-5536	49 N HARRISON ST
0512515085000	PLP HOLDINGS LLC	1028 TAMARAC ST	DENVER	CO	80230-6496	51 S HARRISON ST
0512515084000	PLP HOLDINGS LLC	1028 TAMARAC ST	DENVER	CO	80230-6496	55 S HARRISON ST
0512502043000	LOPEZ,CHRISTOPHER	61 HARRISON ST	DENVER	CO	80206-5536	61 N HARRISON ST
0512502044000	ST.CLAIRE,CHELSEA	63 HARRISON ST	DENVER	CO	80206-5536	63 N HARRISON ST
0512502016000	PSYLLAS,JOANNE P	1237 S HIGH ST	DENVER	CO	80210-1808	71 N HARRISON ST
0512502017000	KISECIK LLC	1000 S ADAMS ST	DENVER	CO	80209-4907	75 N HARRISON ST
0512515040000	WHELCHEL,MARK S	1042 WORDSWORTH DR	COLUMBIA	SC	29209-2347	1 S JACKSON ST
0512515018000	C & R LIMITED LIABILITY COMPANY	PO BOX 40417	DENVER	CO	80204-0417	2 S JACKSON ST
0512502025000	RINDERKNECHT,JOHN M TRUST	10 JACKSON ST	DENVER	CO	80206-5521	10 N JACKSON ST
0512515039000	BARRY,CATHY C	12 JACKSON ST APT A	DENVER	CO	80209-5623	12 S JACKSON ST APT A
0512515021000	TSAL,SYEVEN	12 S JACKSON ST APT B	DENVER	CO	80209-5623	12 S JACKSON ST APT B
0512502026000	HARDEN,ROBIN	12 JACKSON ST	DENVER	CO	80206-5521	12 N JACKSON ST
0512502027000	GRADEN,AMY	581 N WILLIAMS ST	DENVER	CO	80218-3639	14 N JACKSON ST
0512502023000	DAMRONGSANG,TRISAI	16 JACKSON ST	DENVER	CO	80206-5521	16 N JACKSON ST
0512514016000	C & R LIMITED LIABILITY COMPANY	PO BOX 40417	DENVER	CO	80204-0417	19 S JACKSON ST
0512502007000	22 JACKSON LLC	9577 W POWERS DR	LITTLETON	CO	80123-2313	22 N JACKSON ST
0512514015000	C & R LIMITED LIABILITY COMPANY	PO BOX 40417	DENVER	CO	80204-0417	25 S JACKSON ST
0512514014000	C & R LIMITED LIABILITY COMPANY	PO BOX 40417	DENVER	CO	80204-0417	35 S JACKSON ST
0512502054000	SUWAINA,ALICIA O	40 JACKSON ST	DENVER	CO	80206-5521	40 N JACKSON ST
0512502055000	ANTHONY,CALEB	42 JACKSON ST	DENVER	CO	80206-5521	42 N JACKSON ST
0512515082000	DAVID KRIBS REVOCABLE TRUST	48 S JACKSON ST	DENVER	CO	80209-3124	48 S JACKSON ST
0512502052000	BAILEY,PATRICK JAMES	50 JACKSON ST	DENVER	CO	80206-5521	50 N JACKSON ST
0512515083000	LIEBMAN,MICHAEL J	50 S JACKSON ST	DENVER	CO	80209-3124	50 S JACKSON ST
0512502053000	SHERIDAN,DAVID ROSS II	52 JACKSON ST	DENVER	CO	80206-5521	52 N JACKSON ST
0512514057000	CARPOU FAMILY TRUST	59 S JACKSON ST	DENVER	CO	80209-3123	59 S JACKSON ST
0512514058000	CHRISMAN,JAMES D	5350 BISON TRL	LITTLETON	CO	80123-1402	63 S JACKSON ST
0512514059000	FIELDS,SARA A DECLARATION OF TRUST	65 S JACKSON ST	DENVER	CO	80209-3123	65 S JACKSON ST
0512514060000	SALLMAN,DOUG D	67 S JACKSON ST	DENVER	CO	80209-3123	67 S JACKSON ST
0512514061000	AYLsworth,ROBERT J	71 S JACKSON ST	DENVER	CO	80209	71 S JACKSON ST
0512514062000	DEPAOLA,JEFFREY	75 S JACKSON ST	DENVER	CO	80209-3123	75 S JACKSON ST
0512514063000	WARD,CHRISTOPHER W	77 S JACKSON ST	DENVER	CO	80209-3123	77 S JACKSON ST
0512518076000	ECKERMANN,DIANE C	100 JACKSON ST	DENVER	CO	80206-7506	100 S JACKSON ST
0512518077000	JOHNSON,SANDRA L	104 S JACKSON ST	DENVER	CO	80209-3126	104 S JACKSON ST
0512519018000	FERRY,KATHLEEN V TRUST	1007 EAGLES NEST CIR	VAIL	CO	81657-5108	119 S JACKSON ST
0512529099000	267 S JACKSON LLC	PO BOX 102412	DENVER	CO	80250-2412	267 S JACKSON ST
0512529100000	267 S JACKSON LLC	PO BOX 102412	DENVER	CO	80250-2412	277 S JACKSON ST
0512512003000	JOHNSON,HENRY L	133 S COLORADO BLVD	DENVER	CO	80246-1042	18 S MADISON ST
0512512056000	SILVERMAN,MICHAEL E	28 S MADISON ST	DENVER	CO	80209-3002	28 S MADISON ST
0512512057000	LEACH,RICHARD	32 S MADISON ST	DENVER	CO	80209-3002	32 S MADISON ST
0512512007000	50-80 SOUTH MADISON STREET LLC	2153 S WABASH ST	DENVER	CO	80231	50 S MADISON ST VCNT
0512512020000	50-80 SOUTH MADISON STREET LLC	2153 S WABASH ST	DENVER	CO	80231	80 S MADISON ST
0512521003000	ABH FLATIRONS HOLDINGS LLC	4600 S ULSTER ST STE 900	DENVER	CO	80237-3086	120 S MADISON ST
0512521004000	HIRSCHFELD,HAYDEN F 2020 GST TR U/A DTD 12/28/20	100 S ASH ST	DENVER	CO	80246-1006	126 S MADISON ST

## Front Porch and Landscaping Residential Design Overlay District (DO-10) - Property Owner Information

SCHEDNUM	OWNER_NAME	OWNER_ADDRESS_LINE1	OWNER_CITY	OWNER_STATE	OWNER_ZIP	SITE_ADDRESS
0512521104000	ASHURST LIVING TRUST	192 S MADISON ST	DENVER	CO	80209-3004	192 S MADISON ST
0512521105000	HEISERMAN,JAMES TODD	196 S MADISON ST	DENVER	CO	80209-3004	196 S MADISON ST
0512500006000	CITY & COUNTY OF DENVER	201 W COLFAX AVE DEPT 401	DENVER	CO	80211-5330	201 S MADISON ST
0512527002000	CISNEROS LIVING TRUST	412 HARRISON ST	DENVER	CO	80206-4533	210 S MADISON ST
0512527041000	CARROLL,EUGENIA P FAMILY TRUST	248 S MADISON ST	DENVER	CO	80209-3010	248 S MADISON ST
0512527042000	MEYER,MARK C	250 S MADISON ST	DENVER	CO	80209-3010	250 S MADISON ST
0512527045000	WENTE,ELIZABETH A	258 S MADISON ST	DENVER	CO	80209-3010	258 S MADISON ST
0512527046000	SB LLLP	400 N PARK AVE UNIT 10B	BRECKENRIDGE	CO	80424-8710	260 S MADISON ST
0512527047000	PIETRASZEK,SLAWOMIR	2635 WHITE ROCK LN	COLORADO SPRINGS	CO	80904-4602	270 S MADISON ST
0512527048000	PIETRASZEK,SLAWOMIR	2635 WHITE ROCK LN	COLORADO SPRINGS	CO	80904-4602	272 S MADISON ST
0512527010000	WEHNER,RUSSELL L JR & MARGARET	280 S MADISON ST	DENVER	CO	80209-3010	280 S MADISON ST
0512504009000	PUBLIC SERVICE COMPANY OF CO	550 15TH ST	DENVER	CO	80202-4205	4 N MONROE ST
0512512058000	MCKENNA,CRAIG	9 S MONROE ST	DENVER	CO	80209-3005	9 S MONROE ST
0512512059000	MARSDEN,MELISSA A REVOCABLE TRUST	11 S MONROE ST	DENVER	CO	80209-3005	11 S MONROE ST
0512504008000	PUBLIC SERVICE COMPANY OF CO	550 15TH ST	DENVER	CO	80202-4205	12 N MONROE ST
0512504007000	PUBLIC SERVICE CO OF COLORADO	550 15TH ST	DENVER	CO	80202-4205	20 N MONROE ST
0512504006000	PUBLIC SERVICE COMPANY OF CO	550 15TH ST	DENVER	CO	80202-4205	30 N MONROE ST
0512504004000	PUBLIC SERVICE OF COLORADO	550 15TH ST	DENVER	CO	80202-4205	38 N MONROE ST
0512504005000	44 MONROE ST LLC	9695 E MAPLEWOOD CIR	GREENWOOD VILLAGE	CO	80111-7017	44 N MONROE ST
0512527043000	LAMPING,KATHRYN S	203 S MONROE ST	DENVER	CO	80209-3008	203 S MONROE ST
0512527044000	JACOBS,SHERI ELISE TRUST	205 S MONROE ST	DENVER	CO	80209-3008	205 S MONROE ST
0512527019000	215 LLC	200 S GARFIELD ST	DENVER	CO	80209-3120	215 S MONROE ST
0512527018000	ALURU,DEEPIKA	5400 S CLARKSON ST	GREENWOOD VILLAGE	CO	80121-1210	221 S MONROE ST
0512527013000	BATARSE,GLADYS H	245 S HIGH ST	DENVER	CO	80209-2627	261 S MONROE ST
0512527011000	BAROLAT-ROMANA,GIANCARLO	273 S MONROE ST	DENVER	CO	80209-3008	273 S MONROE ST