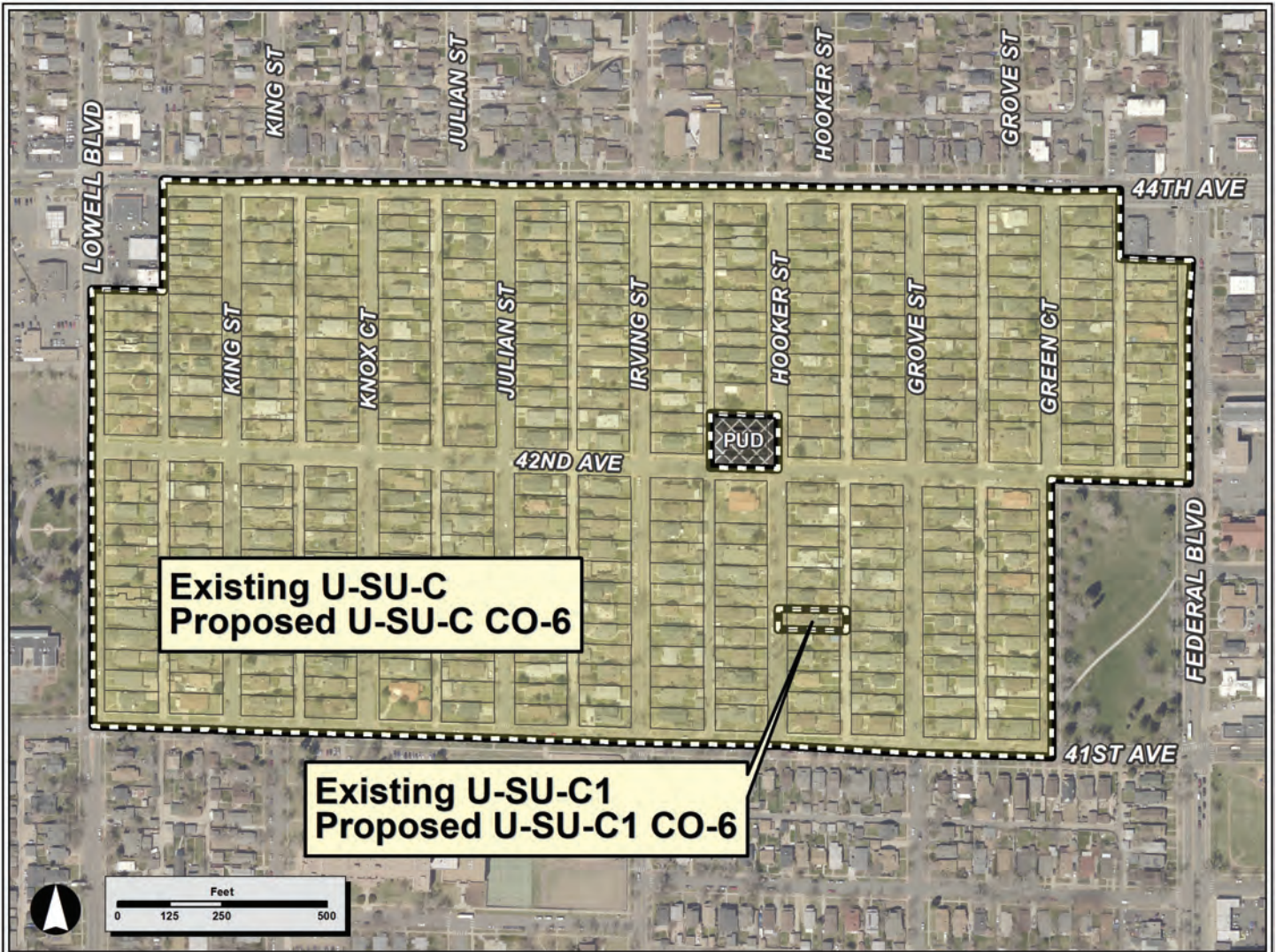




## Zone Map Amendment (Rezoning) - Legislative Rezoning Proposal

PROPERTY OWNER INFORMATION		REPRESENTATIVE*	
Property Owner Name	Multiple owners	Representative Name	Councilwoman Amanda Sandoval - legislative rezoning
Address		Address	1810 Platte Street
City, State, Zip		City, State, Zip	Denver, CO
Telephone		Telephone	720-337-7701
Email		Email	amanda.sandoval@denvergov.org
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):	Multiple properties in the Berkeley neighborhood. See attached map and legal descriptions.		
Assessor's Parcel Numbers:	Multiple		
Area in Acres or Square Feet:	Approximately 73 acres		
Current Zone Districts:	U-SU-C, U-SU-C1		
PROPOSAL			
Proposed Zone Districts:	Maintain underlying zone districts and apply CO-6 (Bungalow Conservation Overlay). Public Review Draft of proposed CO-6 conservation overlay zone district available at: <a href="http://www.denvergov.org/textamendments">www.denvergov.org/textamendments</a>		
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, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan	
		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.	
	<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.	

# REZONING GUIDE





THE HONORABLE

*Amanda P. Sandoval*  
COUNCILWOMAN DISTRICT 1

*City and County of Denver*  
CITY COUNCIL

City and County Building  
1437 Bannock Street, Room 451  
Denver, CO 80202

p: 720.337.7701  
amanda.sandoval@denvergov.org

December 7<sup>th</sup>, 2020

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

Director Showalter,

I am asking that Community Planning and Development prepare a rezoning of the subject areas identified in this application to apply the CO-6 Bungalow Conservation Overlay. This overlay will ensure that the Harkness Heights neighborhood retains its traditional characteristics as it grows.

Harkness Heights is a unique, 16-block neighborhood within Berkeley. It contains a consistent pattern of modestly sized 1- to 2-story bungalows with some other forms mixed in. Most buildings have projecting front porches, pitched roofs and small footprints. Some modifications and infill have occurred over the years, but the traditional visual characteristics established at the neighborhood's beginnings remain strongly intact.

This overlay has been community-driven from the beginning. Motivated by concerns about potential loss of character, neighborhood residents and the Council District studied the neighborhood's features, evaluated potential development allowed under existing zoning (U-SU-C), and explored regulatory modifications to better ensure conservation of character. The effort included establishment of a neighborhood task force and robust outreach with the broader neighborhood. Throughout this process, we documented overwhelming support for the overlay from residents and property owners.

After years of research and careful development, I am thrilled to be bringing forward this overlay rezoning and am delighted for it to be a tool for bungalow neighborhoods throughout Denver.

Sincerely,

A handwritten signature in cursive script that reads "Amanda Sandoval".

Amanda Sandoval

Councilwoman Amanda Sandoval, District

Legal Description for Zone Map Amendment 20i-00099  
February 4, 2021

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-SU-C to U-SU-C CO-6**

Harkness Heights Subdivision

All of Block 2

Block 3, Lots 1 through 12, and Lots 15 through 48

All of Blocks 4 through 8

Block 9, Lots 11 through 47

All of Blocks 10 through 12

Block 13, Lot A and Lot B, Lots 1 through 24, and Lots 29 through 48

All of Blocks 14 and 15

Block 16, Lot A, and Lots 1 through 44

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-SU-C1 to U-SU-C1 CO-6**

Harkness Heights Subdivision

Block 3, Lot 13 and Lot 14

**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.**

# Harkness Heights CO-6 Application

## 1. Consistency with Adopted Plans

The following adopted plans apply to this application:

- Denver Comprehensive Plan 2040 (2019)
- Blueprint Denver (2019)
- Housing an Inclusive Denver (2018)

### Denver Comprehensive Plan 2040

The proposed rezoning is consistent with many of the adopted *Denver Comprehensive Plan 2040* strategies, including:

#### Equitable, Affordable and Inclusive

- *Goal 4, Strategy C – Incentivize the reuse of existing smaller and affordable homes (p. 29).*

The CO-6 overlay may have the consequence of making the reuse, expansion, and renovation of existing homes more attractive compared to demolishing and building new. When an entirely new house is constructed, design standards and size restrictions keep it within a smaller footprint and therefore potentially less expensive than new development that would max out square footage allowed under the current Urban House standards.

#### Strong and Authentic Neighborhoods

- *Goal 2, Strategy B – Establish a scalable, predictable and adaptable approach to improve design quality across the city (p. 34).*

The CO-6 overlay adjusts the more generic Urban House form to produce higher design quality better tuned to and compatible with traditional bungalow forms.

#### Environmentally Resilient

- *Goal 7, Strategy C – Prioritize the use of existing buildings and explore incentives to salvage or reuse materials from demolished structures (p. 54).*

Construction and demolition debris make up 20 percent of landfill waste nationally<sup>1</sup>. Preserving a house and/or adding to it is generally more environmentally sustainable than demolishing and building entirely new. As mentioned previously, the CO-6 overlay may have the consequence of making the reuse, expansion, and renovation of existing homes more attractive compared to scraping and replacing homes.

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<sup>1</sup> Jennifer Brown, "Colorado Isn't Running out of Space for Trash, but That's Not the Point," The Colorado Sun (The Colorado Sun, September 17, 2018), <https://coloradosun.com/2018/09/17/where-does-colorados-trash-go/>.

## Blueprint Denver

*Blueprint Denver* was adopted in 2019 as a supplement to *Comprehensive Plan 2040* and establishes an integrated framework for the city's land use and transportation decisions. There are four key components of *Blueprint Denver* that apply to this rezoning application:

1. Neighborhood Context
2. Place Type
3. Plan Policies and Strategies
4. Equity Concepts

### **Blueprint Denver Urban Neighborhood Context**

In *Blueprint Denver*, future neighborhood contexts are used to help understand differences between land use, built form, and mobility at a city-wide scale. The subject site is shown on the context map as Urban Neighborhood Context. The description is used to guide appropriate zone districts (p. 66).

The Urban neighborhood context predominantly contains “small, multi-unit residential and low-intensity mixed-use buildings ... embedded in single-unit and two-unit residential areas. Block patterns are a regular grid with consistent alley access. Where they occur, multi-unit buildings are low-scale. Mixed-use buildings are sited in a pedestrian-friendly manner near the street” (p. 222). U-SU-C is a zone district within the Urban neighborhood context that is “intended to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context.” “The building form standards, design standards and uses work together to promote desirable residential areas” and “reinforce desired development patterns in existing neighborhoods while accommodating reinvestment” (DZC 5.2.2.1).

The application of the CO-6 overlay is consistent with the *Blueprint* future neighborhood context of Urban because it will promote the residential character by retaining the scale and pattern of single-unit residential uses compatible with the existing residential area.

### **Blueprint Denver Low Residential Places**

The subject site is designated within a Low Residential future place on the *Blueprint Denver* Future Places map. This place is “predominately single- and two-unit uses on small or medium lots. Accessory dwelling units and duplexes are appropriate and can be thoughtfully integrated where compatible,” and “buildings are generally up to 2.5 stories in height” (p. 214). U-SU-C and C1 are single unit residential districts, consistent with the Low Residential future place description. The application of the CO-6 overlay will not change this base zoning. It will only modify form standards to improve compatibility of design outcomes.

### **Blueprint Denver Street Types**

In *Blueprint Denver*, street types work in concert with future places to evaluate the appropriateness of the intensity of the adjacent development (p.67). Most streets within the proposed rezoning area are classified in *Blueprint Denver* as undesignated or local streets, which are “most often characterized by residential uses [and] provide the lowest degree of through travel but the highest

degree of property access” (p. 154). Lowell Boulevard and Irving Street are Residential Collectors, which “are in between a local street and an arterial street; they collect movement from local streets and convey it to arterial streets” (p. 154). 44th Avenue and Federal Boulevard are Residential Arterials, which are “designed for the highest amount of through movement and the lowest degree of property access” (p. 154). *Blueprint Denver* describes residential streets as those with “primarily residential uses, but may also include schools, civic uses, parks, small retail nodes and other similar uses. Buildings on residential streets usually have a modest setback. The depth of the setback varies by neighborhood context” (p. 160). The proposed map amendment to apply the CO-6 overlay is consistent with these street types as it will continue to allow low-intensity residential uses along these streets and does not modify front setback requirements.

### ***Blueprint Denver Growth Strategy***

*Blueprint Denver’s* growth strategy map is a version of the future places map, showing the aspiration for distributing future growth in Denver (p. 51). The subject property is part of the “All other areas of the city” growth area. These areas anticipate experiencing around 20% of new housing growth and 10% of new employment growth by 2040 (p. 51). This growth area is mostly composed of “residential areas with embedded local centers and corridors” that are planned to “take a smaller amount of growth intended to strengthen the existing character of our neighborhoods” (p. 49). The proposed map amendment to apply the CO-6 overlay will continue to allow low-intensity growth as identified in *Blueprint Denver* but with design that is more compatible with existing context. The overlay does not modify the permitted number or type of dwelling units allowed on a zone lot.

### ***Blueprint Denver Conservation Overlay Policies***

*Blueprint Denver Land Use & Build Form: Design Quality & Preservation, Policy 2, Strategy B* recommends “using conservation overlays in areas where the key goal is to conserve distinctive features in order to enhance and retain existing character. Although these overlays can be area-specific, they can also be used for multiple areas of the city where common conservation outcomes are desired.” The CO-6 Overlay is designed to preserve the distinctive bungalow forms found in Harkness Heights. For more data on the existing character of Harkness Heights see Appendix B.

In addition, the rezoning responds to **Land Use & Built Form, General, Policy 11 Strategy C**, which directs city-led rezonings to utilize “a robust and inclusive community input process.” While Harkness Heights lacks a neighborhood plan, the effort to develop and apply the overlay was community-initiated and community-driven. A years-long public outreach process included multiple mailers to affected property owners; an online survey with 211 responses showing majority support for the rezoning; four community town halls; and numerous communications to community members from the Harkness Heights Neighborhood Association and the Council District One office (see Appendix A for outreach details).

### ***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**

Harkness Heights has two different designations for access to opportunity, defined as access to basic goods, services, and amenities to improve quality-of-life. West of Knox Court is indicated as **below average** access to opportunity. This is primarily a result of low scores for Built Environment, Access to Transit and Access to Center and Corridors. East of Knox Court has a slightly higher score for Access to Centers and Corridors, which is enough to earn it an **Average Access** score. The proposed rezoning to U-SU-C/C1 with the CO-6 Overlay will not have a direct impact on access to opportunity because it does not change the baseline zoning that governs allowed uses in the area.

**Vulnerability to Displacement**

Harkness Heights is indicated as an area with **no vulnerability to displacement**. The proposed rezoning to U-SU-C/C1 with the CO-6 overlay will not impact vulnerability to displacement as it does not change the baseline zoning of the single unit residential zone district.

**Housing Diversity**

Harkness Heights is indicated as an area with **low** housing diversity. The proposed application of CO-6 overlay will have no effect on housing diversity as it does not change the number of dwelling units nor type of building forms allowed. In addition, existing duplexes may be rebuilt under the conservation overlay standards.

**Job Diversity**

Harkness Heights has low job diversity. The proposed rezoning to apply the CO-6 Overlay does not change the existing single unit residential zoning and will not have a direct impact on job diversity in the neighborhood.

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

The proposed rezoning to U-SU-C/C1 with the CO-6 overlay will result in the uniform application of zone district use and design regulations.

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

The proposed official map amendment furthers the public health, safety, and general welfare of the City through implementing adopted plans around conservation overlays, thereby preserving the characteristics of Denver's traditional built forms. Furthermore, the design standards will result in design elements that support walkability by providing visual interest and enhanced visual and physical relationships between the public right-of-way and private residences.

**4. Additional Review Criteria for Conservation Overlay**

In addition to review criteria listed above, a Conservation Overlay District must meet one or more of the following criteria per 9.4.3.2.C:

**1. The district contains distinctive building features, such as period of construction, style, size, scale, detailing, mass, color and material;**

Harkness Heights was developed as one of Denver's original subdivisions and 85% of homes were built between 1902 and 1931. In addition, most buildings are in the bungalow form and between one to one



and a half stories. Houses are characterized by pitched roofs, large front porches and a consistent first floor and second floor elevations and datum. See Appendix B for data.

**2. The district contains distinctive site planning and natural features, such as lot platting, building lot coverage, street layout, setbacks, alleyways, sidewalks, creek beds, parks and gardens.**

The Harkness Heights neighborhood has a consistent pattern of larger southern setbacks and smaller northern setbacks. In addition, the setbacks are larger than those found in current Urban House standards for U-SU-C/C1. See Appendix B for data.

Appendix A: Harkness Heights Overlay Outreach

**Property Owner Mailers**

- Notice of town halls and link to information mailed to all property owners, with list generated by City Assessor.

## Harkness Heights Conservation Overlay

The Harkness Heights Neighborhood Association has been working on an overlay to preserve the unique character of the neighborhood. We are excited to present the work done since the two March 2019 community meetings and hear your feedback before submitting a final draft to the City. Join us to see the latest version and have questions answered by Denver Community Planning and Development, Councilwoman Amanda Sandoval and her team, and HHNA leadership.

See what's being proposed and share your thoughts!

[harknessheights.org/zoning](http://harknessheights.org/zoning)



**COMMUNITY MEETINGS**

Skinner Middle School, Auditorium  
3435 W. 40th Ave  
Thursday, Feb. 27th, 6:30 - 8:00 pm  
Tuesday, Mar. 3rd, 6:30 - 8:00 pm

The same information will be covered in both meetings.

For community questions email [tommoble@mac.com](mailto:tommoble@mac.com)  
For technical questions email [districtone@denvergov.org](mailto:districtone@denvergov.org)

**Media Advisory**

- Sent prior to 2021 Town Halls

**Town Halls**

- 2019: March 3<sup>rd</sup> and 9<sup>th</sup>
  - Over 100 combined attendees
  - Vote conducted to approve the overlay draft: 92 attendees voted with 80 in favor, 7 against, and 5 abstaining.
- 2020: Feb. 27<sup>th</sup> and March 3<sup>rd</sup>
  - 29 combined attendees

## Appendix B: Existing Conditions Research

### Age of Homes

The original construction date of homes in Harkness Heights was analyzed using the *Parcels (2019)* shapefile from the City’s GIS database. The earliest original homes were built in 1902 and 85% of homes were built before 1931, with the majority of construction taking place in the 1920s.

*Table 1: Number of homes built by decade*

<b>Age range</b>	<b>Number of homes built</b>
<i>1902-1910</i>	77
<i>1911-1920</i>	86
<i>1921-1930</i>	133
<i>1931-1940</i>	13
<i>1941-1950</i>	11
<i>1951-1960</i>	12
<i>1961-2020</i>	17

### Height

#### **Height in Feet**

Height data was downloaded from the *2018 Building Outlines* dataset available through the internal City of Denver GIS database. Analysis of the data with Harkness Heights found an average height of primary structure to be 21.2 feet.

Fig 1: Map of heights in feet of structures in Harkness Heights (2018 Building Outlines).



Note this map includes accessory structures but these data points were identified and removed for any analysis pertaining to primary structures.

**Height in Stories**

Height in stories was analyzed from the *Real Property Residential Characteristics (2020)* dataset managed by the City Assessor’s office and available from the City’s public GIS database. Note that this dataset does not measure half stories in the same manner as the Denver Zoning Code. A half story would be considered as a full additional story, for example, a 1.5-story structure per the DZC would be considered a two-story structure by the Assessor’s Office.

Table 2: Number of homes by height in stories

Height in Stories	Number of homes
1 story	283
2 stories	61
3 stories	2
Total	346

**Side Setbacks**

A random sample of 41 properties was measured to determine side setback patterns. Measurement was done with GIS software using *Building Outlines (2018)* and *Parcels (2019)* shapefiles from the City’s GIS database. The north setback was then divided by the south setback to determine a ratio. A positive ratio

indicates the south setback is larger. The smaller the number, the greater the difference between setbacks. The data show a consistent pattern of larger south side setbacks.

Table 3: Side setbacks (GIS measurement)

Address	North Setback	South Setback	Ratio
4247 N HOOKER ST	-4	10.5	-0.4
4286 N HOOKER ST	-2.5	10	-0.3
4277 N GROVE ST	0	14.8	0
4279 N KING ST	1	7.5	0.1
4107 N GREEN CT	2	-1	-2
4284 N KNOX CT	2.5	6.8	0.4
4254 N GREEN CT	2.7	17.5	0.2
4161 N HOOKER ST	3	3.5	0.9
4228 N HOOKER ST	3	11.5	0.3
4260 N JULIAN ST	3	20	0.2
4185 N IRVING ST	3.6	7.7	0.5
4150 N HOOKER ST	3.7	13	0.3
4175 N GROVE ST	4	17.5	0.2
4253 N FEDERAL BLVD	4	13.2	0.3
4284 N JULIAN ST	4.3	10.8	0.4
4121 N KING ST	4.5	14	0.3
4115 N KING ST	4.5	13	0.3
4165 N GROVE ST	4.5	15.5	0.3
4150 N LOWELL BLVD	5	15	0.3
4105 N KNOX CT	5.5	12	0.5
4184 N GROVE ST	5.5	20	0.3
4101 N HOOKER ST	5.7	15.5	0.4
4153 N GREEN CT	6	15	0.4
4160 N KING ST	6	14.5	0.4
4130 N LOWELL BLVD	6	13.5	0.4
4220 N KING ST	6	7.3	0.8
4244 N LOWELL BLVD	6	17	0.4
4253 N IRVING ST	6	13.5	0.4
4122 N KING ST	6.2	10.5	0.6
4152 N KING ST	6.5	8.7	0.7
4150 N JULIAN ST	6.5	16	0.4
4150 N KNOX CT	6.8	7	1.0
4277 N FEDERAL BLVD	7.3	8.3	0.9
4229 N GREEN CT	7.7	14	0.6
4221 N JULIAN ST	9.2	10.2	0.9
4235 N GREEN CT	9.3	12	0.8
4170 N KING ST	10	14.5	0.7
3575 W 41ST AVE	10.5	3.5	3
4100 N KNOX CT	13	44	0.3
4190 N LOWELL BLVD	13	1.5	8.7

In addition, the following averages of side setbacks along Grove and Irving streets was taken via in-person measurement. This data was provided in the original overlay document produced by urban design firm PelOna (contracted by former Councilman Rafael Espinoza).

Table 4: Side setbacks (in-person measurement, PelOna)

BLOCK FACES	FACADE WIDTH	SIDE SETBACK (SMALLER)	SIDE SETBACK (LARGER)	SIDE SETBACKS (TOTAL)
Grove, E side	32'	5'	14'	19'
Irving, E side	29'	5'	14'	18'
Average (Existing)	30'	5'	14'	19'
Recommended	N/A	5' min	5' min	15' min

Front Porches

The PelOna team surveyed 49 homes on Grove Street to establish data on porch characteristics. Out these 49 homes, only one home did not have a porch. Three homes had smaller porch/stoop areas. The remainder of homes had porches that between 105 square feet and 304 square feet. Removing the outliers, most porches fell between 128–206 square feet.

Fig 2: Porch analysis (PelOna)

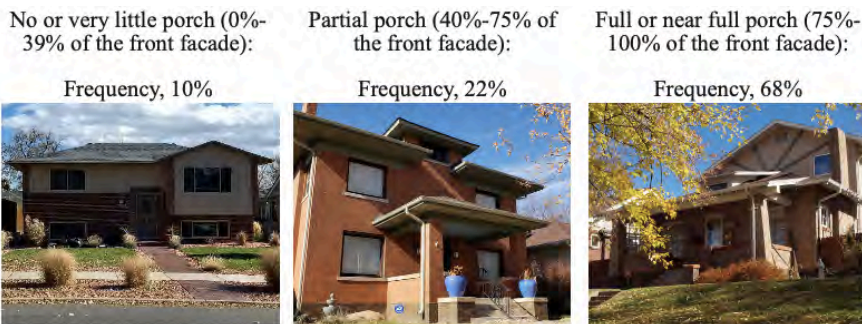
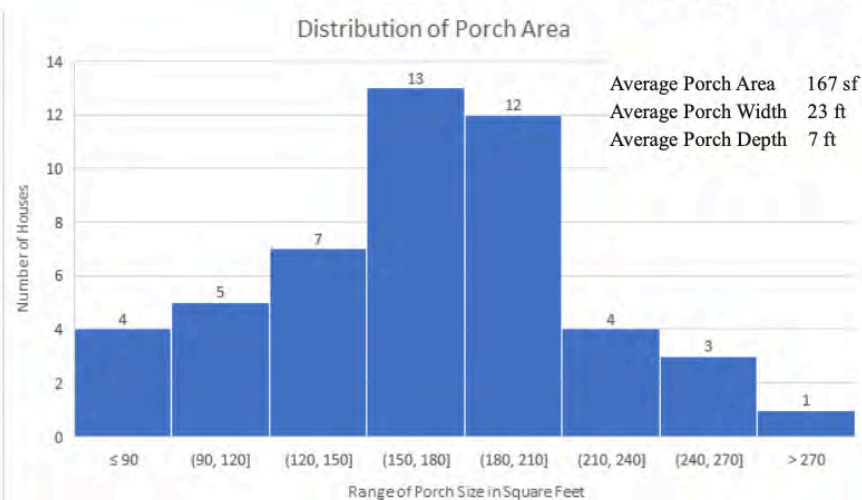


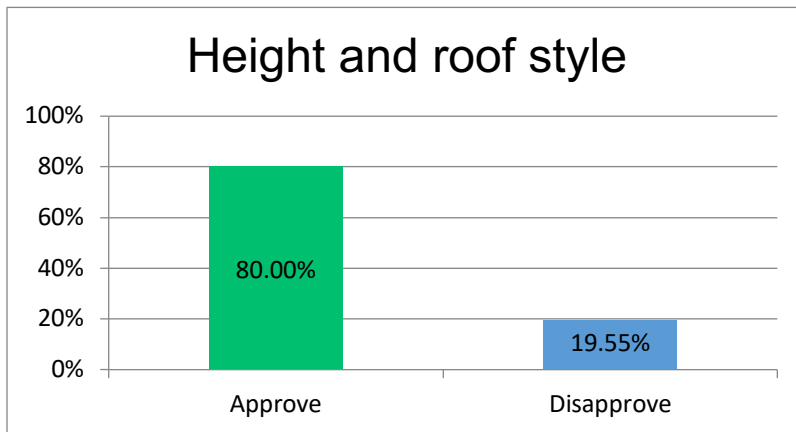
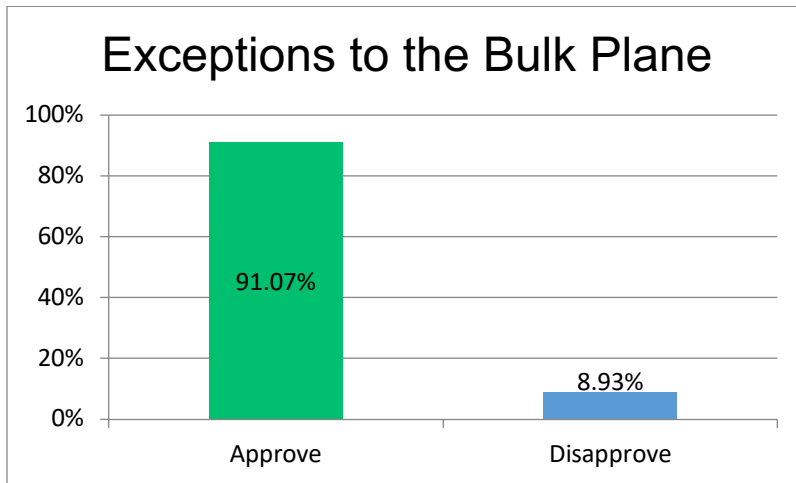
Figure 9: Typical porch sizes

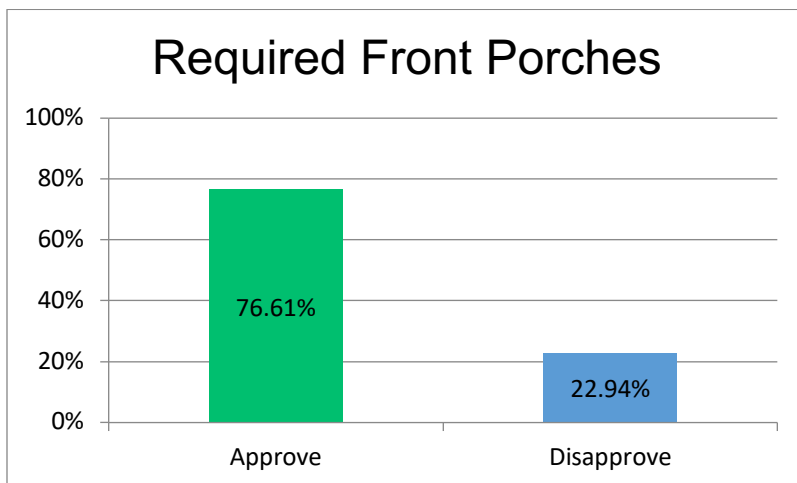
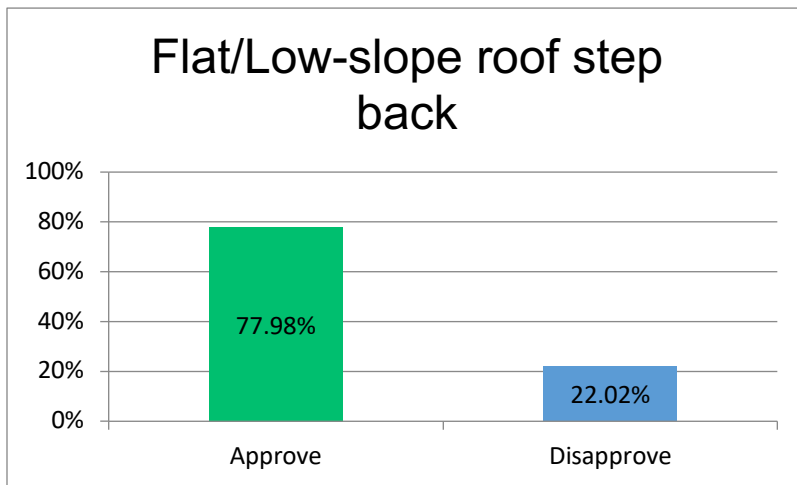
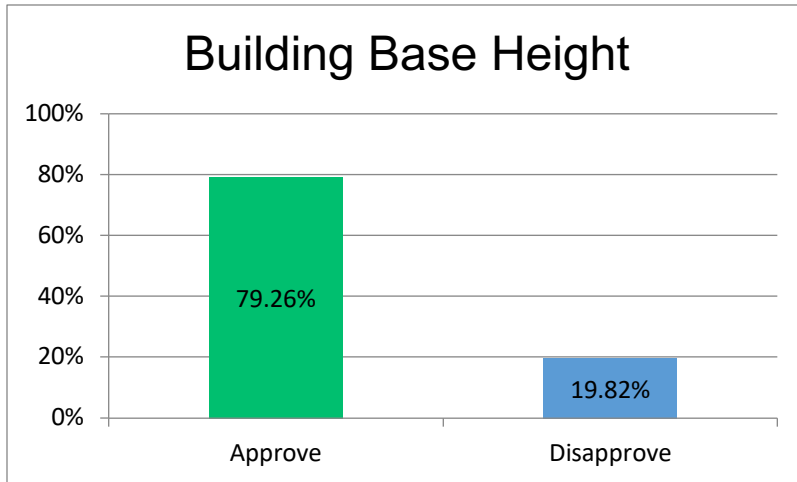


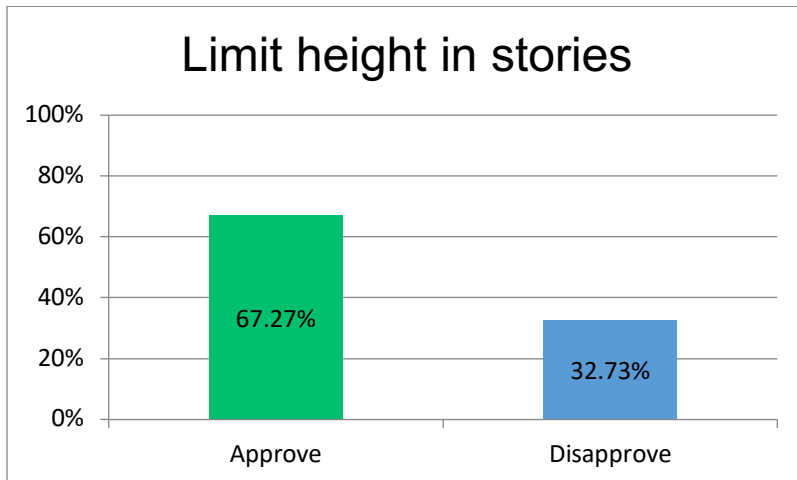
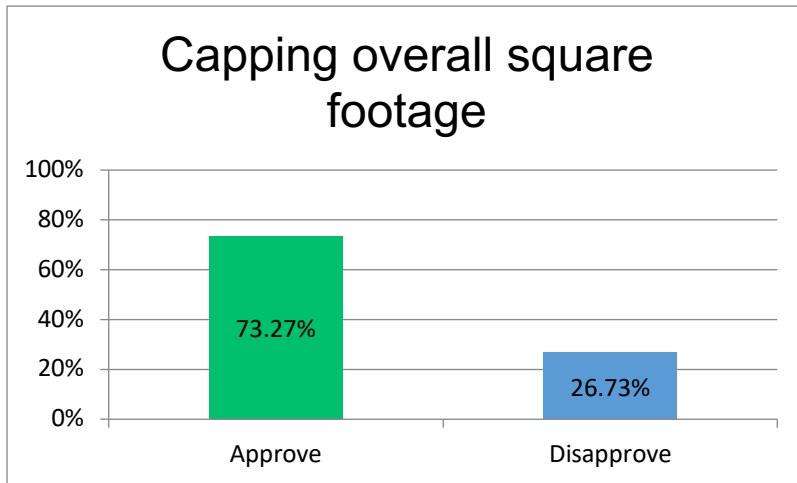
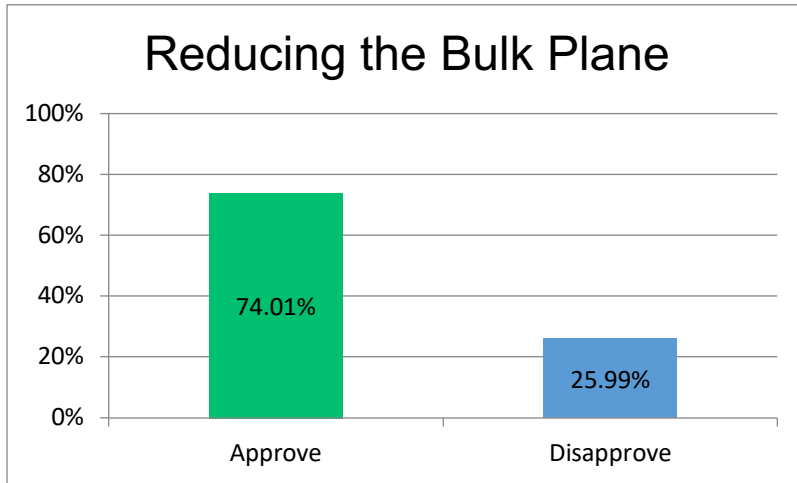
### Appendix C: Survey Results

A community survey on the proposed overlay elements was open March through May 1<sup>st</sup>, 2020 and received 211 unique responses.

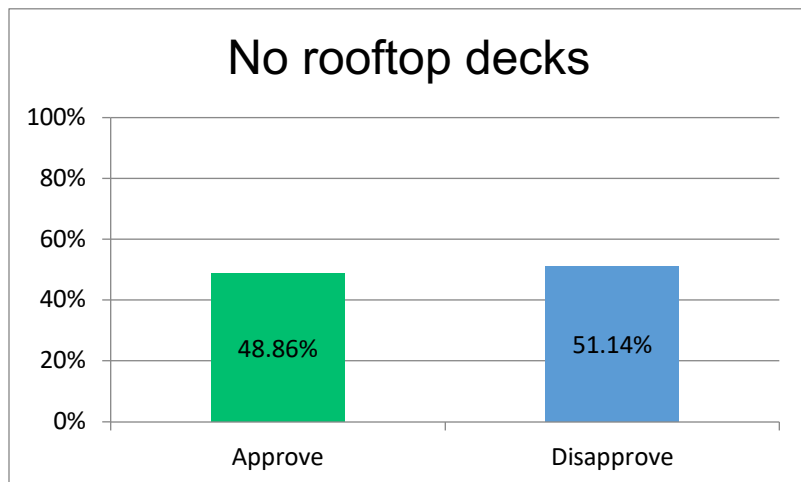
#### Harkness Heights Overlay Survey Final Results











Note: The original proposal for for a total ban of any deck above the first story. Because this proposal received majority opposition, it was compromised down to allowing decks on the first or second story but not above.

OWNER_NAME	OWNER_ADDRESS	OWNER_CITY	OWNER_ST ATE	OWNER_ZIP	SITUS_ADDRESS
MARTINEZ,SADIE EMMA	3501 W 41ST AVE	DENVER	CO	80211-1603	3501 W 41ST AVE
4100 LOWELL BOULEVARD LLC	12582 W 12TH PL	GOLDEN	CO	80401-4210	3575 W 41ST AVE
SISTERS OF CHARITY OF LEAVENWORTH HEALTH SYSTEM INC	PO BOX 92129	SOUTHLAKE	TX	76092-0102	3301 W 42ND AVE
COLLINS REVOCABLE TRUST	3470 W 42ND AVE	DENVER	CO	80211-1678	3470 W 42ND AVE
GALLA,CHRISTOPHER H	PO BOX 9722	DENVER	CO	80209-0722	3501 W 42ND AVE
PUTERBAUGH,MADELINE ROSE	4203 FEDERAL BLVD	DENVER	CO	80211-1639	4203 N FEDERAL BLVD
HULL,RYAN STATTON	4205 FEDERAL BLVD	DENVER	CO	80211-1639	4205 N FEDERAL BLVD
SIEGLER,JEFFREY M & JEANNE M	18337 E POWERS PL	CENTENNIAL	CO	80015-3072	4215 N FEDERAL BLVD
CARMOSINO,VINCENT A	5376 BRISTOL ST	ARVADA	CO	80002-1625	4221 N FEDERAL BLVD -4223
BELLACOSE,DAVID	617 REDGATE AVE # 1	NORFOLK	VA	23507-1701	4231 N FEDERAL BLVD
DURAN,GLORIA TRUST FBO DAVID MAX DURAN	10529 KING CT	WESTMINSTER	CO	80031-2216	4235 N FEDERAL BLVD
GRIEGO,CIPRIANO	4243 FEDERAL BLVD	DENVER	CO	80211-1639	4243 N FEDERAL BLVD
SIEK,GREGORY	4253 FEDERAL BLVD	DENVER	CO	80211-1639	4253 N FEDERAL BLVD
RICHMOND,FREDERICK K	4261 FEDERAL BLVD	DENVER	CO	80211-1639	4261 N FEDERAL BLVD
STRUBINGER,WAYNE G & JEANNIE K	4267 FEDERAL BLVD	DENVER	CO	80211-1639	4267 N FEDERAL BLVD
LUCERO,JAMISEN	4275 FEDERAL BLVD	DENVER	CO	80211-1639	4277 N FEDERAL BLVD
RINN,JOAN E	4107 GREEN CT	DENVER	CO	80211-1643	4107 N GREEN CT
RAMIREZ,RONALD J	4103 GROVE ST	DENVER	CO	80211-1617	4115 N GREEN CT
SAVERAID,CAROLINE	4123 GREEN CT	DENVER	CO	80211-1643	4123 N GREEN CT
RAMIREZ,DAVID E & LYDIA M	5055 UTICA ST	DENVER	CO	80212-2931	4131 N GREEN CT
FITZGERALD,ERIC	4135 GREEN CT	DENVER	CO	80211-1643	4135 N GREEN CT
LOUGHREY,ERIN LIVING TR	4145 GREEN CT	DENVER	CO	80211-1643	4145 N GREEN CT
FRICK,TREVOR J LIVING TRUST	4153 GREEN CT	DENVER	CO	80211-1643	4153 N GREEN CT
KAY ST CLAIR,MARY	4169 GREEN CT	DENVER	CO	80211-1643	4169 N GREEN CT
FELLOWS,CHRISTIAN H LIVING TRUST	4171 GREEN CT	DENVER	CO	80211-1643	4171 N GREEN CT
ALMAGUER,MANUEL JOSEPH	4175 GREEN CT	DENVER	CO	80211-1643	4175 N GREEN CT
VIGIL,ANTHONY I	PO BOX 11341	DENVER	CO	80211-0341	4185 N GREEN CT
WILSON,DANIELLE	4195 GREEN CT	DENVER	CO	80211-1643	4195 N GREEN CT
MAES,DONNA L	4200 GREEN CT	DENVER	CO	80211-1645	4200 N GREEN CT
WELLS,OWEN F	4211 GREEN CT	DENVER	CO	80211-1644	4211 N GREEN CT
JENSON,MICHAEL K	4235 GREEN CT	DENVER	CO	80211-1644	4212 N GREEN CT
THOMPSON,KIMBERLY BEEKMAN	4220 GREEN CT	DENVER	CO	80211-1645	4220 N GREEN CT
SPONSEL,STANLEY T & LELA M	4221 GREEN CT	DENVER	CO	80211-1644	4221 N GREEN CT
VOMVAS,EMANUEL	4226 GREEN CT	DENVER	CO	80211-1645	4226 N GREEN CT
CAREY,TIMOTHY J	4229 GREEN CT	DENVER	CO	80211-1644	4229 N GREEN CT
JENSON,MICHAEL K	4235 N GREEN CT	DENVER	CO	80211	4235 N GREEN CT
LINDEEN,JONATHAN M	4236 GREEN CT	DENVER	CO	80211-1645	4236 N GREEN CT
SAGE,WAYNE PHILIP JR	4240 GREEN CT	DENVER	CO	80211-1645	4240 N GREEN CT
SILVERMAN,ELIZABETH ANN REV TRUST	4253 QUINCE CT	BOULDER	CO	80301-1635	4245 N GREEN CT
MENARDI,BERT J	PO BOX 11853	DENVER	CO	80211-0853	4253 N GREEN CT
O'KEEFE,CAROLINE	4254 GREEN CT	DENVER	CO	80211-1645	4254 N GREEN CT
HIRE,RICHARD D & MARY ANN	4257 GREEN CT	DENVER	CO	80211-1644	4257 N GREEN CT
EPSTEIN,SHIRLEY W	1115 CARLSON DR	COLORADO SPRING	CO	80919-3922	4260 N GREEN CT
SEVERANCE,TIMOTHY	4268 GREEN CT	DENVER	CO	80211-1645	4268 N GREEN CT
GAETNER,CYNTHIA A	4271 GREEN CT	DENVER	CO	80211-1644	4271 N GREEN CT
WAGNER FAMILY LIVING TRUST	4276 GREEN CT	DENVER	CO	80211-1645	4276 N GREEN CT
HAYNES,BARBARA A	4277 GREEN CT	DENVER	CO	80211-1644	4277 N GREEN CT
RICHTER,DAVID SAMUEL	4281 GREEN CT	DENVER	CO	80211-1644	4281 N GREEN CT
MONTAGU,LISA	4288 GREEN CT	DENVER	CO	80211-1645	4288 N GREEN CT
ROSILE,JILLIAN CAIRNS	4292 N GREEN CT	DENVER	CO	80211	4292 N GREEN CT
ZOOK,DAVID P	3156 W 38TH AVE	DENVER	CO	80211-2004	4295 N GREEN CT
RAMIREZ,RONALD JAMES	4103 GROVE ST	DENVER	CO	80211-1617	4103 N GROVE ST
BIONDO,NICHOLAS JOSEPH	4104 GROVE ST	DENVER	CO	80211-1618	4104 N GROVE ST
DUKE,JEFFREY	4112 GROVE ST	DENVER	CO	80211-1618	4112 N GROVE ST
SCHLESINGER,JUNE	4113 GROVE ST	DENVER	CO	80211-1617	4113 N GROVE ST
LARATTA,TERESA	4120 N GROVE ST	DENVER	CO	80211-1618	4120 N GROVE ST
VAN BENSCHOTEN,JEFFREY	4121 GROVE ST	DENVER	CO	80211-1617	4121 N GROVE ST
ZISKA,JOSEPHINE M	4127 GROVE ST	DENVER	CO	80211-1617	4127 N GROVE ST
JOHNSON,SANDRA J	4128 GROVE ST	DENVER	CO	80211-1618	4128 N GROVE ST
BUNDSCHUH,CARL R & SUSAN A	4134 GROVE ST	DENVER	CO	80211-1618	4134 N GROVE ST
SCHMITZ,COLE	4135 N GROVE ST	DENVER	CO	80211	4135 N GROVE ST
GRIFFIN,JOSHUA V	4144 GROVE ST	DENVER	CO	80211-1618	4144 N GROVE ST
MARTINEZ,MARY HELEN	4145 GROVE ST	DENVER	CO	80211-1617	4145 N GROVE ST

OWNER_NAME	OWNER_ADDRESS	OWNER_CITY	OWNER_ST ATE	OWNER_ZIP	SITUS_ADDRESS
MATTA,TARA	4150 GROVE ST	DENVER	CO	80211-1618	4150 N GROVE ST
BOWER,DAVID F	4153 GROVE ST	DENVER	CO	80211-1617	4153 N GROVE ST
LINDSTROM,ELEANOR K	4157 GROVE ST	DENVER	CO	80211-1617	4157 N GROVE ST
SEFT,KATHRYN L	4158 GROVE ST	DENVER	CO	80211-1618	4158 N GROVE ST
HANISITS,CATHERINE J TRUST	4165 GROVE ST	DENVER	CO	80211-1617	4165 N GROVE ST
WOOD,WILLIAM	4168 GROVE ST	DENVER	CO	80211-1618	4168 N GROVE ST
TRITTEN,HEATHER L	4174 GROVE ST	DENVER	CO	80211-1618	4174 N GROVE ST
MOORE,CATHERINE	4175 GROVE ST	DENVER	CO	80211-1617	4175 N GROVE ST
THOMPSON,SANDRA K	4184 GROVE ST	DENVER	CO	80211-1618	4184 N GROVE ST
BENEDETTO,MICHAEL	4185 GROVE ST	DENVER	CO	80211-1617	4185 N GROVE ST
KIEFFER,MISHELE NICOLE	4190 N GROVE ST	DENVER	CO	80211	4190 N GROVE ST
PETRO,ANTHONY	4195 GROVE ST	DENVER	CO	80211-1617	4195 N GROVE ST
BEEBY,JAMES & JULIE	4200 GROVE ST	DENVER	CO	80211-1620	4200 N GROVE ST
ARMSTRONG,ELMER D	4205 GROVE ST	DENVER	CO	80211-1619	4205 N GROVE ST
FELDMAN-LANG,MARY ANN	4212 GROVE ST	DENVER	CO	80211-1620	4212 N GROVE ST
SKRABEC,JOHN J	4215 GROVE ST	DENVER	CO	80211-1619	4215 N GROVE ST
LANG,COREY E	4220 GROVE ST	DENVER	CO	80211-1620	4220 N GROVE ST
FELDMAN,SHAWN A	4221 GROVE ST	DENVER	CO	80211-1619	4221 N GROVE ST
ROMERO,DAVID JOHN & PATRICIA	4228 GROVE ST	DENVER	CO	80211-1620	4228 N GROVE ST
ARCURI,JOHN P	4229 GROVE ST	DENVER	CO	80211-1619	4229 N GROVE ST
ABEYTA,LAWRENCE T	4235 GROVE ST	DENVER	CO	80211-1619	4235 N GROVE ST
SROKA,TINA M	4236 GROVE ST	DENVER	CO	80211-1620	4236 N GROVE ST
CHANDLER,JOHN CARTER	4244 GROVE ST	DENVER	CO	80211-1620	4244 N GROVE ST
STEVENSON,VIRGINIA JUNE	4245 GROVE ST	DENVER	CO	80211-1619	4245 N GROVE ST
BURRIS,NEIL	4250 GROVE ST	DENVER	CO	80211-1620	4250 N GROVE ST
BAXTER,BRIAN A	4251 GROVE ST	DENVER	CO	80211-1619	4251 N GROVE ST
GERBER,MITCHELL F	PO BOX 12082	DENVER	CO	80212-0082	4258 N GROVE ST
PEREA,MARIE E	4261 GROVE ST	DENVER	CO	80211-1619	4261 N GROVE ST
MARTIN,BRIAN	4266 GROVE ST	DENVER	CO	80211-1620	4266 N GROVE ST
ANDEREGG,BRENT	4269 GROVE ST	DENVER	CO	80211-1619	4269 N GROVE ST
ANTHONY,JAMES M & MONICA A	4276 GROVE ST	DENVER	CO	80211-1620	4276 N GROVE ST
HAMSHARI,ALI N	4277 GROVE ST	DENVER	CO	80211-1619	4277 N GROVE ST
GALLEGOS,ELIDIA	4282 GROVE ST	DENVER	CO	80211-1620	4282 N GROVE ST
WESSEN,ELIZABETH	4285 GROVE ST	DENVER	CO	80211-1619	4285 N GROVE ST
BETTRIDGE,THEODORE W TRUST	4296 GROVE ST	DENVER	CO	80211-1620	4296 N GROVE ST
PARKER,STEPHEN	4297 GROVE ST	DENVER	CO	80211-1619	4297 N GROVE ST
MURPHY,SHANE	4298 GROVE ST	DENVER	CO	80211-1620	4298 N GROVE ST
SOLIDAY,TIMOTHY L	4100 HOOKER ST	DENVER	CO	80211-1622	4100 N HOOKER ST
SMITH,CHARLES A	4101 HOOKER ST	DENVER	CO	80211-1621	4101 N HOOKER ST
JUDY,STEPHEN M	4110 HOOKER ST	DENVER	CO	80211-1622	4110 N HOOKER ST
DILLE,RENEE	4115 HOOKER ST	DENVER	CO	80211-1621	4115 N HOOKER ST
GLEASON,PAUL A & LEO	4120 HOOKER ST	DENVER	CO	80211-1622	4120 N HOOKER ST
COTONE,LEE M	4121 HOOKER ST	DENVER	CO	80211-1621	4121 N HOOKER ST
GUSTAFSON,RODNEY D & ELISA	4128 HOOKER ST	DENVER	CO	80211-1622	4128 N HOOKER ST
LISHNER,TIMOTHY TRUST	4131 HOOKER ST	DENVER	CO	80211-1621	4131 N HOOKER ST
KENNEDY,PATRICIA C	4135 HOOKER ST	DENVER	CO	80211-1621	4135 N HOOKER ST
MERKOW,MATHEW ALAN	4138 HOOKER ST	DENVER	CO	80211-1622	4138 N HOOKER ST
ROE,CHRISTINE L	4144 HOOKER ST	DENVER	CO	80211-1622	4144 N HOOKER ST
DUWAY,CHRISTOPHER JANES	4145 HOOKER ST	DENVER	CO	80211-1621	4145 N HOOKER ST
KASNOFF,STEVEN M	4149 HOOKER ST	DENVER	CO	80211-1621	4149 N HOOKER ST
ELLIS,MATTHEW G	4150 HOOKER ST	DENVER	CO	80211-1622	4150 N HOOKER ST
ROTH,JAMES GERALD	4160 HOOKER ST	DENVER	CO	80211-1622	4160 N HOOKER ST
BARCLAY,HAMPTON S	4161 HOOKER ST	DENVER	CO	80211-1621	4161 N HOOKER ST
WILLIAMS,GERIAH DAVID	4570 ZUNI ST	DENVER	CO	80211-1567	4162 N HOOKER ST
WALTON,TONI M & KEVIN	4169 HOOKER ST	DENVER	CO	80211-1621	4169 N HOOKER ST
HUBBARD,PAMELA B	4175 HOOKER ST	DENVER	CO	80211-1621	4175 N HOOKER ST
LUNDQUIST,PAULA S	4182 HOOKER ST	DENVER	CO	80211-1622	4182 N HOOKER ST
ROMEO,CHANDLER	PO BOX 11323	DENVER	CO	80211-0323	4185 N HOOKER ST
BRADY,MICHAEL M & JEAN M	13731 BUTTERFLY LN	HOUSTON	TX	77079-7031	4186 N HOOKER ST
GARLOW,DAVID B	4194 HOOKER ST	DENVER	CO	80211-1622	4194 N HOOKER ST
SCHUERMER,TIMOTHY S	4200 HOOKER ST	DENVER	CO	80211-1624	4200 N HOOKER ST
CARMOSINO,VINCENT A	5376 BRISTOL ST	ARVADA	CO	80002-1625	4210 N HOOKER ST
SAUL,DEBRA J	4220 HOOKER ST	DENVER	CO	80211-1624	4220 N HOOKER ST
MONTOYA,ROBERT L & STEPHANIE	4225 HOOKER ST	DENVER	CO	80211-1623	4225 N HOOKER ST
TUCCI,JOSEPH G	4228 HOOKER ST	DENVER	CO	80211-1624	4228 N HOOKER ST
CHOI,ALBERT S	4233 HOOKER ST	DENVER	CO	80211-1623	4233 N HOOKER ST

OWNER_NAME	OWNER_ADDRESS	OWNER_CITY	OWNER_ST ATE	OWNER_ZIP	SITUS_ADDRESS
WINFREY,NANCY LYNN	4236 HOOKER ST	DENVER	CO	80211-1624	4236 N HOOKER ST
STEEN,FRANKLIN DAVID	4243 HOOKER ST	DENVER	CO	80211-1623	4241 N HOOKER ST
SMITH,CHRISTOPHER A	4244 HOOKER ST	DENVER	CO	80211-1624	4244 N HOOKER ST
BROUGHAM,PATRICK	4247 HOOKER ST	DENVER	CO	80211-1623	4247 N HOOKER ST
PERCY,JACQUELINE A TRUST	4250 HOOKER ST	DENVER	CO	80211-1624	4250 N HOOKER ST
LIDOV,PHILIP A & LINDA T	4253 HOOKER ST	DENVER	CO	80211-1623	4253 N HOOKER ST
KELLY,JOHN T & NORA C IRREV TRUST FBO MONICA A KELLY	2705 JULIAN ST	DENVER	CO	80211-4024	4260 N HOOKER ST
KOZLOWSKIAND,MATTHEW P	3830 WILLOWNOOK RANCH	ELIZABETH	CO	80107-6607	4261 N HOOKER ST
DELEON,JOSE A	9128 KONA PEAKS CT 103	LAS VEGAS	NV	89149	4270 N HOOKER ST
MICHAELS,JULIAN MARTIN HOLMES	4274 HOOKER ST	DENVER	CO	80211-1624	4274 N HOOKER ST
WEIGLER,STEVEN H & WENDY E	4275 HOOKER ST	DENVER	CO	80211-1623	4275 N HOOKER ST
BISCHOFF,MATTHEW B	4279 HOOKER ST	DENVER	CO	80211-1623	4279 N HOOKER ST
KUMMERER,PATRICK D	23765 PEBBLE POINTE LN	ESTERO	FL	34135-8546	4283 N HOOKER ST
PESKIN,JONATHAN DAVID	4284 HOOKER ST	DENVER	CO	80211-1624	4284 N HOOKER ST
ZISKA,JOAN F	4285 HOOKER ST	DENVER	CO	80211-1623	4285 N HOOKER ST
STUBSTAD,ELIZABETH M	13709 OMEGA CIR	LITTLETON	CO	80124-2515	4286 N HOOKER ST
PHOENIX HOOKER LLC	3700 QUEBEC ST # 100-1	DENVER	CO	80207-1638	4295 N HOOKER ST
BARGELL,PAULINE	4100 IRVING ST	DENVER	CO	80211-1627	4100 N IRVING ST
KENNEDY,SEAN H	4105 IRVING ST	DENVER	CO	80211-1626	4105 N IRVING ST
COWHER,LAUREN MARIE	4110 IRVING ST	DENVER	CO	80211-1627	4110 N IRVING ST
GRIFFIN,TYLER FIELDING	4111 IRVING ST	DENVER	CO	80211-1626	4111 N IRVING ST
BRONCUCIA,SUSAN L	4120 IRVING ST	DENVER	CO	80211-1627	4120 N IRVING ST
STILLMAN,JAMES F	4121 IRVING ST	DENVER	CO	80211-1626	4121 N IRVING ST
TURRETTINI,ANDRE	4128 IRVING ST	DENVER	CO	80211-1627	4128 N IRVING ST
GORDON,PATRICK	4129 IRVING ST	DENVER	CO	80211-1626	4129 N IRVING ST
DRUMM,MICHAEL JAMES	4136 IRVING ST	DENVER	CO	80211-1627	4136 N IRVING ST
GOBELL,ROBERT R & CORI	4137 IRVING ST	DENVER	CO	80211-1626	4137 N IRVING ST
EDDY,LAUREN & PHILIP	4145 IRVING ST	DENVER	CO	80211-1626	4145 N IRVING ST
MILLS,WILLIAM DANIEL	4146 IRVING ST	DENVER	CO	80211-1627	4146 N IRVING ST
TILTON,PHILIP JAMES	4149 IRVING ST	DENVER	CO	80211-1626	4149 N IRVING ST
VERNON,LARRY L	4154 IRVING ST	DENVER	CO	80211-1627	4154 N IRVING ST
GREEN,JOEL	4160 IRVING ST	DENVER	CO	80211-1627	4160 N IRVING ST
CLAXTON,BRIAN	5455 LANDMARK PL UNIT 4	GREENWOOD VIL	CO	80111-1950	4161 N IRVING ST
CHIODINI,MATTHEW D	4164 IRVING ST	DENVER	CO	80211-1627	4164 N IRVING ST
CARSON,BRADLEY R	4171 IRVING ST	DENVER	CO	80211-1626	4171 N IRVING ST
SHROUT,DEREK C	4172 IRVING ST	DENVER	CO	80211-1627	4172 N IRVING ST
SHANK,JONATHAN	4177 IRVING ST	DENVER	CO	80211-1626	4177 N IRVING ST
LEPPEK,ROLAND G	4180 IRVING ST	DENVER	CO	80211-1627	4180 N IRVING ST
WRIGHT SADER,KARYN	4185 IRVING ST	DENVER	CO	80211-1626	4185 N IRVING ST
MOBLEY FAMILY REVOCABLE TRUST	4191 IRVING ST	DENVER	CO	80211-1626	4191 N IRVING ST
ELSILA,JANET S	4194 IRVING ST	DENVER	CO	80211-1627	4194 N IRVING ST
BEASLEY,MICHAEL	4200 IRVING ST	DENVER	CO	80211-1629	4200 N IRVING ST
MOADDELI,ALI & MAUREEN	4205 IRVING ST	DENVER	CO	80211-1628	4205 N IRVING ST
ROLFE,NICOLE C	PO BOX 927	BRECKENRIDGE	CO	80424-0927	4210 N IRVING ST
CARROLL,RYAN M	4218 IRVING ST	DENVER	CO	80211-1629	4218 N IRVING ST
MOORE,RICHARD G	4221 IRVING ST	DENVER	CO	80211-1628	4221 N IRVING ST
IRVING STREET PROPERTIES LLC	2640 W 40TH AVE	DENVER	CO	80211-2112	4229 N IRVING ST
BROWN,MARILYN A	4230 IRVING ST	DENVER	CO	80211-1629	4230 N IRVING ST
ZIMMERMAN-WHITEHEAD FAMILY TRUST	4236 N IRVING ST	DENVER	CO	80211	4236 N IRVING ST
GIBONEY,LARRY L	4239 IRVING ST	DENVER	CO	80211-1628	4239 N IRVING ST
COX,DEVON	4244 IRVING ST	DENVER	CO	80211-1629	4244 N IRVING ST
DECKER,GERALD L	4245 IRVING ST	DENVER	CO	80211-1628	4245 N IRVING ST
GIBSON,ANDREW EUGENE	4250 IRVING ST	DENVER	CO	80211-1629	4250 N IRVING ST
KORTENDICK,MICHAEL J & JOANNE	4269 JULIAN ST	DENVER	CO	80211-1609	4253 N IRVING ST
TYLER,CAROLYN A	4257 IRVING ST	DENVER	CO	80211-1628	4257 N IRVING ST
BARR,WILLIAM S & MARTHA L	4258 IRVING ST	DENVER	CO	80211-1629	4258 N IRVING ST
JACOBS,DEWEY M III	4264 IRVING ST	DENVER	CO	80211-1629	4264 N IRVING ST
GREGORY,WILLIAM C & SANDRA K	4265 IRVING ST	DENVER	CO	80211-1628	4265 N IRVING ST
LEBAK,LISA	4270 IRVING ST	DENVER	CO	80211-1629	4270 N IRVING ST
HOLMAN,MATTHEW S	4277 IRVING ST	DENVER	CO	80211-1628	4277 N IRVING ST
RAFANELLI,MARCO	4898 TULE LAKE DR	LITTLETON	CO	80123-2754	4279 N IRVING ST
GUIDA,DAVID M & ELISA R	3300 OAK ST	WHEAT RIDGE	CO	80033-5457	4284 N IRVING ST
SMITH,TERRY L	1801 CLERMONT ST	DENVER	CO	80220-1111	4294 N IRVING ST
COLLINS,COLLEEN STARR	4295 IRVING ST	DENVER	CO	80211-1628	4295 N IRVING ST

OWNER_NAME	OWNER_ADDRESS	OWNER_CITY	OWNER_ST ATE	OWNER_ZIP	SITUS_ADDRESS
CHATMAN,LAUREN & HERMAN	4100 JULIAN ST	DENVER	CO	80211-1608	4100 N JULIAN ST
MARTINEZ,ARMANDO	4105 JULIAN ST	DENVER	CO	80211-1607	4105 N JULIAN ST
HODDINOTT,MARY W	4110 JULIAN ST	DENVER	CO	80211-1608	4110 N JULIAN ST
AMBROSIO,DENISE	4111 JULIAN ST	DENVER	CO	80211-1607	4111 N JULIAN ST
CASCIATO,TYLER	4118 JULIAN ST	DENVER	CO	80211-1608	4118 N JULIAN ST
LADD,SHELBI	3875 HARLAN ST	WHEAT RIDGE	CO	80033-5111	4119 N JULIAN ST
BAIER,MICHAEL J	4127 JULIAN ST	DENVER	CO	80211-1607	4127 N JULIAN ST
HECKEL,THEODORE V	4128 JULIAN ST	DENVER	CO	80211-1608	4128 N JULIAN ST
HOUSING AUTHORITY OF THE CITY & COUNTY OF DENVER	PO BOX 40305	DENVER	CO	80204-0305	4133 N JULIAN ST -4135
DENVER HOUSING CORPORATION	777 GRANT ST	DENVER	CO	80203-3521	4135 N JULIAN ST
VERMILYE,TRAVIS	4136 JULIAN ST	DENVER	CO	80211-1608	4136 N JULIAN ST
BRODSKY,AMY THERESE	4122 N RALEIGH ST	DENVER	CO	80212-2135	4141 N JULIAN ST
JACOB,J PAUL & CHARLENE A	4142 JULIAN ST	DENVER	CO	80211-1608	4142 N JULIAN ST
BOYLESS,NATHANIEL D	4150 JULIAN ST	DENVER	CO	80211-1608	4150 N JULIAN ST
STERGIOS,JASON	4151 JULIAN ST	DENVER	CO	80211-1607	4151 N JULIAN ST
VOLPI,PHILLIP G	4160 JULIAN ST	DENVER	CO	80211-1608	4160 N JULIAN ST
SMITH,CHARLES H	4161 JULIAN ST	DENVER	CO	80211-1607	4161 N JULIAN ST
CAMPBELL,JOLEEN & JEFFREY	4167 JULIAN ST	DENVER	CO	80211-1607	4167 N JULIAN ST
BAUMANN,STEPHEN C & BRANDIE L	4168 JULIAN ST	DENVER	CO	80211-1608	4170 N JULIAN ST
BAUCH,NANCY J	4176 JULIAN ST	DENVER	CO	80211-1608	4176 N JULIAN ST
MCDONALD,MARK J	4177 JULIAN ST	DENVER	CO	80211-1607	4177 N JULIAN ST
NOLAN FAMILY JOINT REV TRUST	4184 JULIAN ST	DENVER	CO	80211-1608	4184 N JULIAN ST
DAVIDSON,ERIK	4185 JULIAN ST	DENVER	CO	80211-1607	4185 N JULIAN ST
DENNIS FAMILY TRUST	4189 JULIAN ST	DENVER	CO	80211-1607	4189 N JULIAN ST
BAGLEY,DELANO L & LINDA A	4194 JULIAN ST	DENVER	CO	80211-1608	4194 N JULIAN ST
JOHNSON-BORTOLOTTI,SHANNON	4200 JULIAN ST	DENVER	CO	80211-1610	4200 N JULIAN ST
HAVER,JILL B	4203 JULIAN ST	DENVER	CO	80211-1609	4203 N JULIAN ST
BENCICH,BETTY R	4212 JULIAN ST	DENVER	CO	80211-1610	4212 N JULIAN ST
FILLMORE,GRETCHEN L	4221 JULIAN ST	DENVER	CO	80211-1609	4221 N JULIAN ST
DE TESSAN,KIMBERLEY	4224 JULIAN ST	DENVER	CO	80211-1610	4224 N JULIAN ST
MACIAS,AUGUST & DOLORES D	4229 JULIAN ST	DENVER	CO	80211-1609	4229 N JULIAN ST
GOODRICH,CYNTHIA LYNN	4230 JULIAN ST	DENVER	CO	80211-1610	4230 N JULIAN ST
PRENTISS,KEVIN	4236 JULIAN ST	DENVER	CO	80211-1610	4236 N JULIAN ST
ANDERSON,JOSHUA N	4237 JULIAN ST	DENVER	CO	80211-1609	4237 N JULIAN ST
GALLEGOS,DOMINIC R & DORIS S	4243 JULIAN ST	DENVER	CO	80211-1609	4243 N JULIAN ST
SCHOMER,AARON	4244 JULIAN ST	DENVER	CO	80211-1610	4244 N JULIAN ST
KORTENDICK,MICHAEL J& JOANNE L	4269 JULIAN ST	DENVER	CO	80211-1609	4250 N JULIAN ST
TAYLOR,STEPHEN B	4253 JULIAN ST	DENVER	CO	80211-1609	4253 N JULIAN ST
COYNE,FRANCIS J	4260 JULIAN ST	DENVER	CO	80211-1610	4260 N JULIAN ST
DIMATTEO,JOHN S & MARY T	4261 JULIAN ST	DENVER	CO	80211-1609	4261 N JULIAN ST
DEWHURST,CHRISTOPHER N	4268 JULIAN ST	DENVER	CO	80211-1610	4268 N JULIAN ST
KORTENDICK,MICHAEL J	4269 JULIAN ST	DENVER	CO	80211-1609	4269 N JULIAN ST
GERSMAN,PHILLIP	4276 JULIAN ST	DENVER	CO	80211-1610	4276 N JULIAN ST
SINK,MELINDA P	4281 JULIAN ST	DENVER	CO	80211-1609	4281 N JULIAN ST
RYAN,THOMAS	4283 JULIAN ST	DENVER	CO	80211-1609	4283 N JULIAN ST
BRADY,BRIAN S	4284 JULIAN ST	DENVER	CO	80211-1610	4284 N JULIAN ST
4494 STUART LLC	4454 TENNYSON ST	DENVER	CO	80212-2310	4288 N JULIAN ST
4494 STUART LLC	4454 TENNYSON ST	DENVER	CO	80212-2310	4290 N JULIAN ST
RODRIGUEZ,EMMANUEL J	4291 JULIAN ST	DENVER	CO	80211-1609	4291 N JULIAN ST
TAYLOR,JOHN JOSEPH	4102 KING ST	DENVER	CO	80211-1612	4102 N KING ST
FRESQUEZ,JOHN A JR	4115 KING ST	DENVER	CO	80211-1611	4115 N KING ST
RODRIGUEZ,PAUL A	4116 KING ST	DENVER	CO	80211-1612	4116 N KING ST
CURTSINGER,JAMES R	4121 KING ST	DENVER	CO	80211-1611	4121 N KING ST
CHAVEZ,ROSE ANN MARIE	4122 KING ST	DENVER	CO	80211-1612	4122 N KING ST
BERGERET,FELICIE	4126 KING ST	DENVER	CO	80211-1612	4126 N KING ST
BRUNETTI,JAMES M & JEAN T	4127 KING ST	DENVER	CO	80211-1611	4127 N KING ST
KENYON,KARLA D	4135 KING ST	DENVER	CO	80211-1611	4135 N KING ST
CADOGAN,MELISSA A REV TRUST	4136 KING ST	DENVER	CO	80211-1612	4136 N KING ST
AHERN,DAVID & KARIN	4140 KING ST	DENVER	CO	80211-1612	4140 N KING ST
CHAMBERLAIN,KEITH A & CHERYL A	4145 KING ST	DENVER	CO	80211-1611	4145 N KING ST
BURROUGHS,MARY ANNE	4152 KING ST	DENVER	CO	80211-1612	4152 N KING ST
KENNEY,EVELYN V	4155 KING ST	DENVER	CO	80211-1611	4155 N KING ST
GRAHAM-HARADON,DAMON S	4160 KING ST	DENVER	CO	80211-1612	4160 N KING ST
SUFRIN,BENJAMIN WILLIAM COREY	4161 KING ST	DENVER	CO	80211-1611	4161 N KING ST
CAPEN,CARRIE LYNN	4169 KING ST	DENVER	CO	80211-1611	4169 N KING ST

OWNER_NAME	OWNER_ADDRESS	OWNER_CITY	OWNER_ST ATE	OWNER_ZIP	SITUS_ADDRESS
KILLMEYER,MICHAEL T & MIRA C	4170 KING ST	DENVER	CO	80211-1612	4170 N KING ST
STREULE,SCOTT & ANNA	4175 KING ST	DENVER	CO	80211-1611	4175 N KING ST
ROTH,CINDA S	4176 KING ST	DENVER	CO	80211-1695	4176 N KING ST
SEBASTIAN,CYNTHIA C	4177 KING ST	DENVER	CO	80211-1611	4177 N KING ST
WESTON ROWELL,RACHEL	4182 KING ST	DENVER	CO	80211-1612	4182 N KING ST
BROWN,DAVID E & GRACE B TRUST	4280 KNOX CT	DENVER	CO	80211-1650	4195 N KING ST
CHRISTMAN,KATHY WALKER	4200 KING ST	DENVER	CO	80211-1614	4200 N KING ST
POLACK,KEVIN A	4213 KING ST	DENVER	CO	80211-1613	4213 N KING ST
MARTINEZ,HOLLI L & LEONARD L	4214 KING ST	DENVER	CO	80211-1614	4214 N KING ST
FUSS,LINDA L	4220 KING ST	DENVER	CO	80211-1614	4220 N KING ST
WHEELER,RUSSELL L	4223 KING ST	DENVER	CO	80211-1613	4223 N KING ST
NEMIROW,RONALD HARRY	4230 KING ST	DENVER	CO	80211-1614	4230 N KING ST
WELCH,STEPHEN H & PEGGY L	4231 KING ST	DENVER	CO	80211-1613	4231 N KING ST
CHURNET,DARGAYE HABTE	4235 KING ST	DENVER	CO	80211-1613	4235 N KING ST
SCHWARTZ,PETER	4236 KING ST	DENVER	CO	80211-1614	4236 N KING ST
BARRON,ROSALIE J & ROBERT A	3742 W 99TH AVE	WESTMINSTER	CO	80031-2642	4242 N KING ST
BAKER,ADAM BRIGHT & AIMEE	4245 KING ST	DENVER	CO	80211-1613	4245 N KING ST
SCHIPPITS,PETER	4250 KING ST	DENVER	CO	80211-1614	4250 N KING ST
PARKS,BRAD C	4255 KING ST	DENVER	CO	80211-1613	4255 N KING ST
PARKS,BRAD	4255 KING ST	DENVER	CO	80211-1613	4259 N KING ST
BARCLAY,DAVID C & ELIZABETH F	4264 KING ST	DENVER	CO	80211-1614	4264 N KING ST
WARREN,FRED J TRUST	4271 KING ST	DENVER	CO	80211-1613	4271 N KING ST
DALY,KEVIN J	4272 KING ST	DENVER	CO	80211-1614	4272 N KING ST
DICKMAN,MITCHELL A	4275 KING ST	DENVER	CO	80211-1613	4275 N KING ST
HIDALGO,RICARDO MARTIN CORDOVA	4279 KING ST	DENVER	CO	80211-1613	4279 N KING ST
HIERHOLZER,GABRIEL	4280 KING ST	DENVER	CO	80211-1614	4280 N KING ST
KOHLMEYER,BRADLEY J	8455 W 45TH AVE	WHEAT RIDGE	CO	80033-3208	4285 N KING ST
FERGUSON,JEREMY	4290 KING ST	DENVER	CO	80211-1614	4290 N KING ST
MARIN,ALFONSO & MARIA	4291 KING ST	DENVER	CO	80211-1613	4291 N KING ST
SLAWSON,DEBORAH J TRUST	4100 KNOX CT	DENVER	CO	80211-1652	4100 N KNOX CT
HEBERT,LINDA K	4105 KNOX CT	DENVER	CO	80211-1653	4105 N KNOX CT
BARR,SUSANNAH	4111 KNOX CT	DENVER	CO	80211-1653	4111 N KNOX CT
FIAL,KAY NORBY	4120 KNOX CT	DENVER	CO	80211-1652	4120 N KNOX CT
MORR,DANIEL J & JUDITH L	4121 KNOX CT	DENVER	CO	80211-1653	4121 N KNOX CT
DOYLE,CATHERINE ANDERSON	4127 KNOX CT	DENVER	CO	80211-1653	4127 N KNOX CT
RIBICH,TERESA	4128 KNOX CT	DENVER	CO	80211-1652	4128 N KNOX CT
BERGIN,TIMOTHY J	4135 KNOX CT	DENVER	CO	80211-1653	4135 N KNOX CT
ROMERO,STEPHEN J & JAN M	4140 KNOX CT	DENVER	CO	80211-1652	4140 N KNOX CT
FEIN,KARYN	14018 W AMHERST AVE	LAKEWOOD	CO	80228-5311	4142 N KNOX CT
NEWMAN,JOSHUA	4143 KNOX CT	DENVER	CO	80211-1653	4143 N KNOX CT
VONGSAKOUN,BOUALAY	5702 W HOOVER PL	LITTLETON	CO	80123-6894	4150 N KNOX CT
WINTERROWD,ERIN	4153 KNOX CT	DENVER	CO	80211-1653	4153 N KNOX CT
MILLER,AMANDA C TRUST	4160 KNOX CT	DENVER	CO	80211-1652	4160 N KNOX CT
4157-4163 KNOX COURT LLC	350 18TH ST	GOLDEN	CO	80401-2433	4163 N KNOX CT
LOUTZENHISER,JAN S REV TRUST	3849 TAFT CT	WHEAT RIDGE	CO	80033-5353	4166 N KNOX CT
THEISEN,JOSHUA E	4171 KNOX CT	DENVER	CO	80211-1653	4171 N KNOX CT
BENCHWICK,GREGORY	4175 KNOX CT	DENVER	CO	80211-1653	4175 N KNOX CT
BLECHMAN,MARK ADAM LIVING TR	4176 N KNOX CT	DENVER	CO	80211	4176 N KNOX CT
RALEIGH,ROBERT A	4180 KNOX CT	DENVER	CO	80211	4180 N KNOX CT
DERUYTER,ERIC SEAN	4185 KNOX CT	DENVER	CO	80211-1653	4185 N KNOX CT
DESALVO,LISA	4527 W 87TH PL	WESTMINSTER	CO	80031-3651	4190 N KNOX CT
JENSEN,ERIK R	4195 KNOX CT	DENVER	CO	80211-1653	4195 N KNOX CT
SPRENGELMEYER,LAURA	4204 KNOX CT	DENVER	CO	80211-1650	4204 N KNOX CT
TORRES,RALPH G	4205 KNOX CT	DENVER	CO	80211-1651	4205 N KNOX CT
ROCHA,ROBERT LAWRENCE	4208 KNOX CT	DENVER	CO	80211-1650	4208 N KNOX CT
JACKSON,STEPHEN D & SARAH A	4213 KNOX CT	DENVER	CO	80211-1651	4213 N KNOX CT
VALLE,MICHAEL	4222 KNOX CT	DENVER	CO	80211-1650	4222 N KNOX CT
FORD,EMILY WINIFRED	4223 KNOX CT	DENVER	CO	80211-1651	4223 N KNOX CT
MURIN,AMY	4229 KNOX CT	DENVER	CO	80211-1651	4229 N KNOX CT
JOY,JOHN D	4230 KNOX CT	DENVER	CO	80211-1650	4230 N KNOX CT
BORNFRE TRUST	4232 KNOX CT	DENVER	CO	80211-1650	4232 N KNOX CT
DIBATTISTA,ERCOLE B	1945 S PARFET DR	LAKEWOOD	CO	80227-1917	4233 N KNOX CT
JENKINS,JOY D	2705 MEADE ST	DENVER	CO	80211-4076	4242 N KNOX CT
KLINGENSMITH,PAUL E	4371 WOLFF ST	DENVER	CO	80212-2417	4245 N KNOX CT
GOLD,WILLIAM J	4252 KNOX CT	DENVER	CO	80211-1650	4252 N KNOX CT
CALDWELL,REBECCA C	4255 KNOX CT	DENVER	CO	80211-1651	4255 N KNOX CT

OWNER_NAME	OWNER_ADDRESS	OWNER_CITY	OWNER_STATE	OWNER_ZIP	SITUS_ADDRESS
SCHWARTZ,KAREN L	4260 KNOX CT	DENVER	CO	80211-1650	4260 N KNOX CT
CITY & COUNTY OF DENVER	201 W COLFAX AVE DEPT 40	DENVER	CO	80211-5330	4265 N KNOX CT
ANDERSEN,WILLIAM D & ROBERTA A	4270 KNOX CT	DENVER	CO	80211-1650	4270 N KNOX CT
LEROL,REBECCA MARIA	4271 KNOX CT	DENVER	CO	80211-1651	4271 N KNOX CT
RODRIGUEZ,LUIS	4275 KNOX CT	DENVER	CO	80211-1651	4275 N KNOX CT
BROWN,DAVID E & GRACE B TRUST	4280 KNOX CT	DENVER	CO	80211-1650	4280 N KNOX CT
SIEGEL,JERMEY	4284 KNOX CT	DENVER	CO	80211-1650	4284 N KNOX CT
GOODHART,GABRIEL L	4290 KNOX CT	DENVER	CO	80211-1650	4290 N KNOX CT
CAMPBELL,KYLE K	4295 KNOX CT	DENVER	CO	80211-1651	4295 N KNOX CT
HOUSING AUTHORITY OF THE CITY & COUNTY OF DENVER	PO BOX 40305	DENVER	CO	80204-0305	4104 N LOWELL BLVD -4108
WOERLY,JASON E & GARY S	4126 LOWELL BLVD	DENVER	CO	80211-1657	4126 N LOWELL BLVD
CHASE,NANCY L	4130 LOWELL BLVD	DENVER	CO	80211-1691	4130 N LOWELL BLVD
MOORE,ALEXIS ANNE	4136 LOWELL BLVD	DENVER	CO	80211-1657	4136 N LOWELL BLVD
HAMILTON,TARA LEIGH	4140 LOWELL BLVD	DENVER	CO	80211-1657	4140 N LOWELL BLVD
WOOLFALL,JEFFREY	4144 LOWELL BLVD	DENVER	CO	80211-1657	4144 N LOWELL BLVD
DREITH,SUSAN G	4150 LOWELL BLVD	DENVER	CO	80211-1657	4150 N LOWELL BLVD
GELAUDE,JONATHAN & LISA	4156 LOWELL BLVD	DENVER	CO	80211-1657	4156 N LOWELL BLVD
NATHAN,NICOLE	4162 LOWELL BLVD	DENVER	CO	80211-1657	4162 N LOWELL BLVD
WHORTON,JAMES B	4176 LOWELL BLVD	DENVER	CO	80211-1657	4176 N LOWELL BLVD
HERRERA,PABLO G & ROSALIE M	4184 LOWELL BLVD	DENVER	CO	80211-1657	4184 N LOWELL BLVD
WARD,TAYLOR R	4190 LOWELL BLVD	DENVER	CO	80211-1657	4190 N LOWELL BLVD
KRESS,TERESA C	4510 JULIAN ST	DENVER	CO	80211-1324	4194 N LOWELL BLVD
PATTERSON,TORREY	4200 LOWELL BLVD	DENVER	CO	80211-1655	4200 N LOWELL BLVD
DZIWULSKI,SHELBY L	4212 LOWELL BLVD	DENVER	CO	80211-1655	4212 N LOWELL BLVD
WARD,JONATHAN D	1245 RACE ST APT 401	DENVER	CO	80206-2875	4220 N LOWELL BLVD
COTTON,ROBERT TODD	PO BOX 140821	DENVER	CO	80214-0821	4230 N LOWELL BLVD
SEIKE,KYLE	4236 LOWELL BLVD	DENVER	CO	80211-1655	4236 N LOWELL BLVD
SMITH,JAMES K	4238 LOWELL BLVD	DENVER	CO	80211-1655	4238 N LOWELL BLVD
ZULUAGA,DAVID	4244 LOWELL BLVD	DENVER	CO	80211-1655	4244 N LOWELL BLVD
PADILLA,AMADO H & GUADALUPE	4252 LOWELL BLVD	DENVER	CO	80211-1655	4252 N LOWELL BLVD