



TO: Denver Planning Board
FROM: Fran Penafiel, Principal City Planner; Fritz Clauson, Associate City Planner; Joe Green, Associate City Planner
DATE: October 30, 2024
RE: Official Zoning Map Amendment Proposal #2024I-00104 (Near Southeast Area Plan Legislative Rezoning)

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends **approval** for zoning map amendment proposal #2024I-00104.

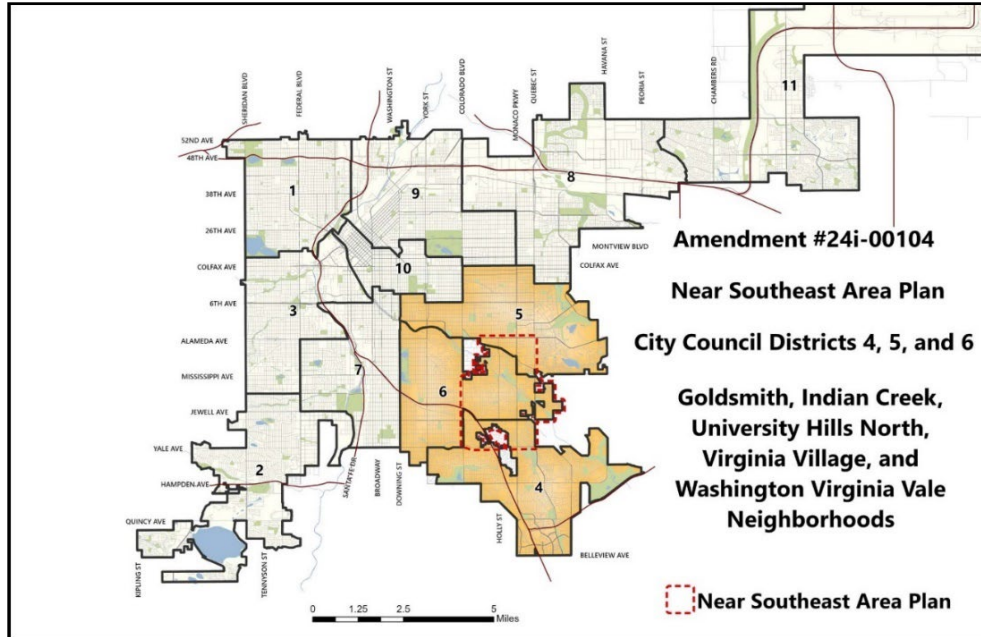
Request for Rezoning

Address: Multiple
Neighborhood/Council District and CM: Goldsmith, Indian Creek, University Hills, Virginia Village and Washington Virginia Vale/Council Districts 4 (Diana Romero Campbell), 5 (Amanda Sawyer), and 6 (Paul Kashmann)
RNOs: Lowry United Neighborhoods, University Hills Neighborhood Association, Cook Park Neighborhood Association, Eastgate Neighborhood Inc, Hilltop Heritage Association, LLC, Virginia Vale Community Association, Preservation of Residential South Hilltop Neighborhood Association, East Evans Business Association, South Hilltop Neighborhood Association, Virginia Village Ellis Community Association, Indian Creek Neighborhood Association, University Hills North Community, Winston Downs Community Association/WDCA, Cory Merrill Neighborhood Association, University Park Community Council, Hilltop Neighborhood Association, South Jackson Street Neighborhood Association, Crestmoor Park Neighborhood Association, Lowry Community Master Association, Lynwood Neighborhood Association, Strong Denver, Inter-Neighborhood Cooperation (INC)
Area of Properties: Approximately 1,107 acres
Current Zoning: B-1, B-2, B-3, B-4, B-A-1, CMP-EI2, E-CC-3, E-CC-3x, E-MX-2, E-SU-Dx, I-0, I-MX-3, PUD, R-1, R-2, R-2-A, R-3, R-4, R-5, R-X, S-CC-3, S-CC-3x, S-CC-5, S-CC-5x, S-MX-12, S-MX-2, S-MX-3, S-MX-5, S-MX-8, S-SU-D, UO-1, UO-2, UO-3
Proposed Zoning: S-MU-3, S-MU-5, S-MU-8, S-MU-12, S-MX-2A, S-MX-2x, S-MX-3A, S-MX-5A, S-MX-8A, S-MX-12A, S-RH-2.5, S-SU-A, S-SU-D, S-SU-Dx, S-SU-F, C-MX-5, E-MU-2.5, E-SU-Dx, E-TU-B, G-RO-3, OS-A, UO-1, UO-3
Property Owner(s): Multiple Owners
Rezoning Sponsors: City Council Members Paul Kashmann, Amanda Sawyer, and Diana Romero Campbell

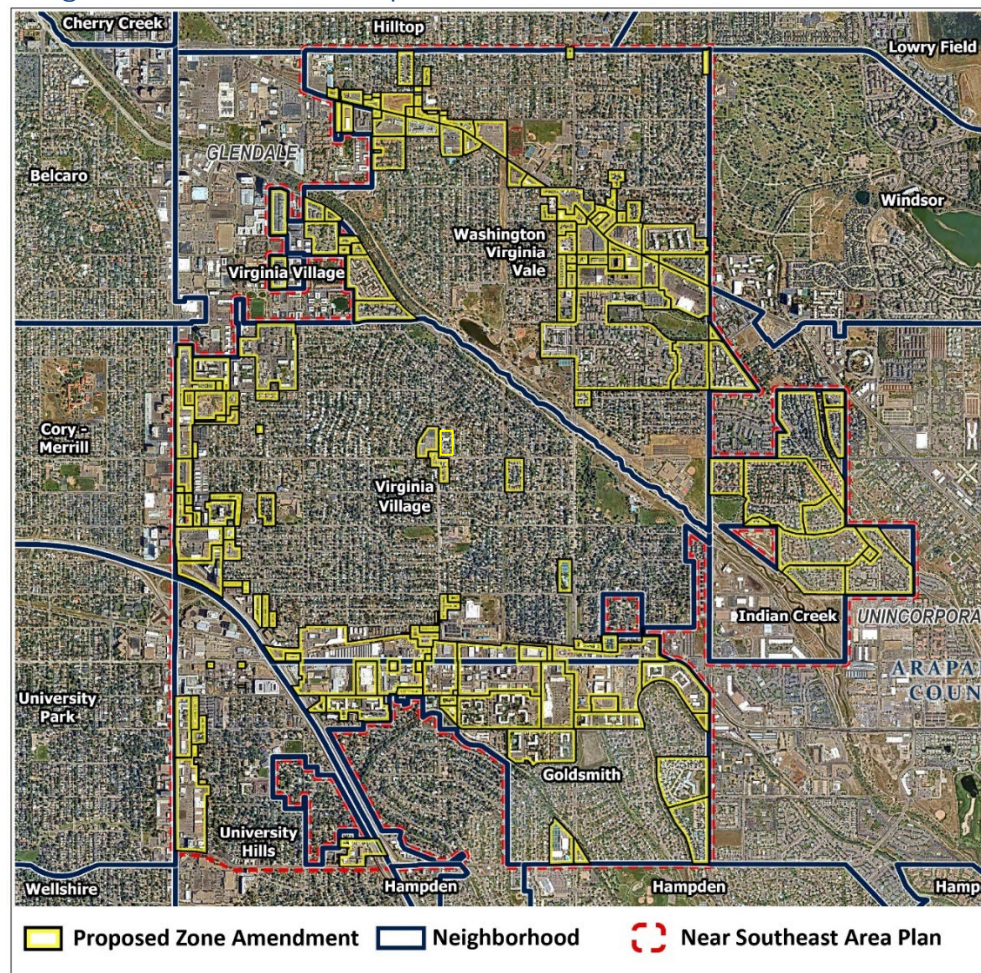
Summary of Rezoning Request

- Council Members Kashmann, Sawyer, and Romero Campbell are proposing a map amendment to rezone properties to implement land use guidance in the Near Southeast Area Plan (the Plan or NSE Area Plan), adopted in May of 2023.
- The request proposes to rezone multiple properties throughout the Goldsmith, Indian Creek, University Hills, Virginia Village and Washington Virginia Vale neighborhoods, in order to implement two major goals of the Near Southeast Area Plan: to improve design standards in commercial areas; and to bring properties with Former Chapter 59 zoning into the current Denver Zoning Code. The staff report is organized around these two rezoning categories:
 - **Improving design standards in mixed use areas:** The improved design standards are focused in commercial areas along major roads and intersections with a Blueprint Future Place designation of either “Corridor” or “Center”. Most of the properties are proposed to be rezoned into the S-MX-A zone district series, which includes design standards that “provide flexibility in building siting while supporting a consistent pattern of buildings placed closer to the street to offer an active street front.” (DZC Section 3.2.4.2.E) These districts do not allow the drive-thru building forms or allow parking between buildings and the street, helping to encourage pedestrian oriented development. The proposed rezoning fulfills much of the Near Southeast Area Plan guidance related to improved design standards in Centers and Corridors.
 - **Rezoning out of Former Chapter 59:** In addition, 21.3% of the Near Southeast area is currently in Former Chapter 59 zoning. The Plan calls for these properties to be rezoned into the Denver Zoning Code to improve design standards and increase the predictability of development outcomes. Rezoning is proposed to Denver Zoning Code districts that are the closest match to existing district while also aligning with plan guidance. Most areas within Former Chapter 59 zoning are included in this rezoning; though some areas that still warrant a custom solution in the future have not been included.
- Further details of the requested zone districts can be found in the proposed zone district section of the staff report (below) and in Articles 3 (S-MU-3, S-MU-5, S-MU-8, S-MU-12, S-MX-2A, S-MX-2x, S-MX-3A, S-MX-5A, S-MX-8A, S-MX-12A, S-RH-2.5, S-SU-A, S-SU-D, S-SU-Dx, S-SU-F), 4 (E-MU-2.5, E-SU-Dx, E-TU-B), 5 (C-MX-5), 6 (G-RO-3), and 9 (OS-A, UO-1, UO-3) of the Denver Zoning Code (DZC).

City Location



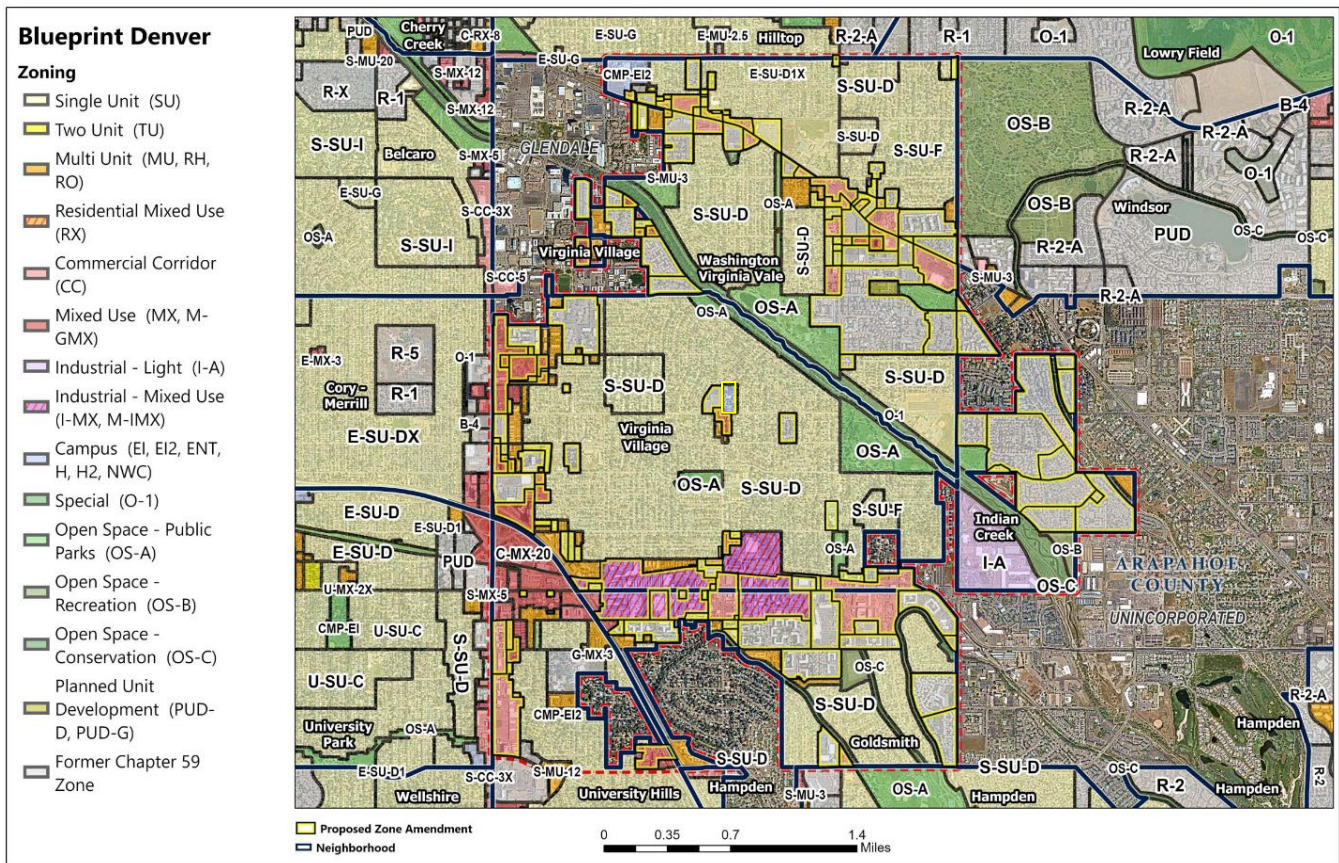
Neighborhood Aerial/Map



Existing Context

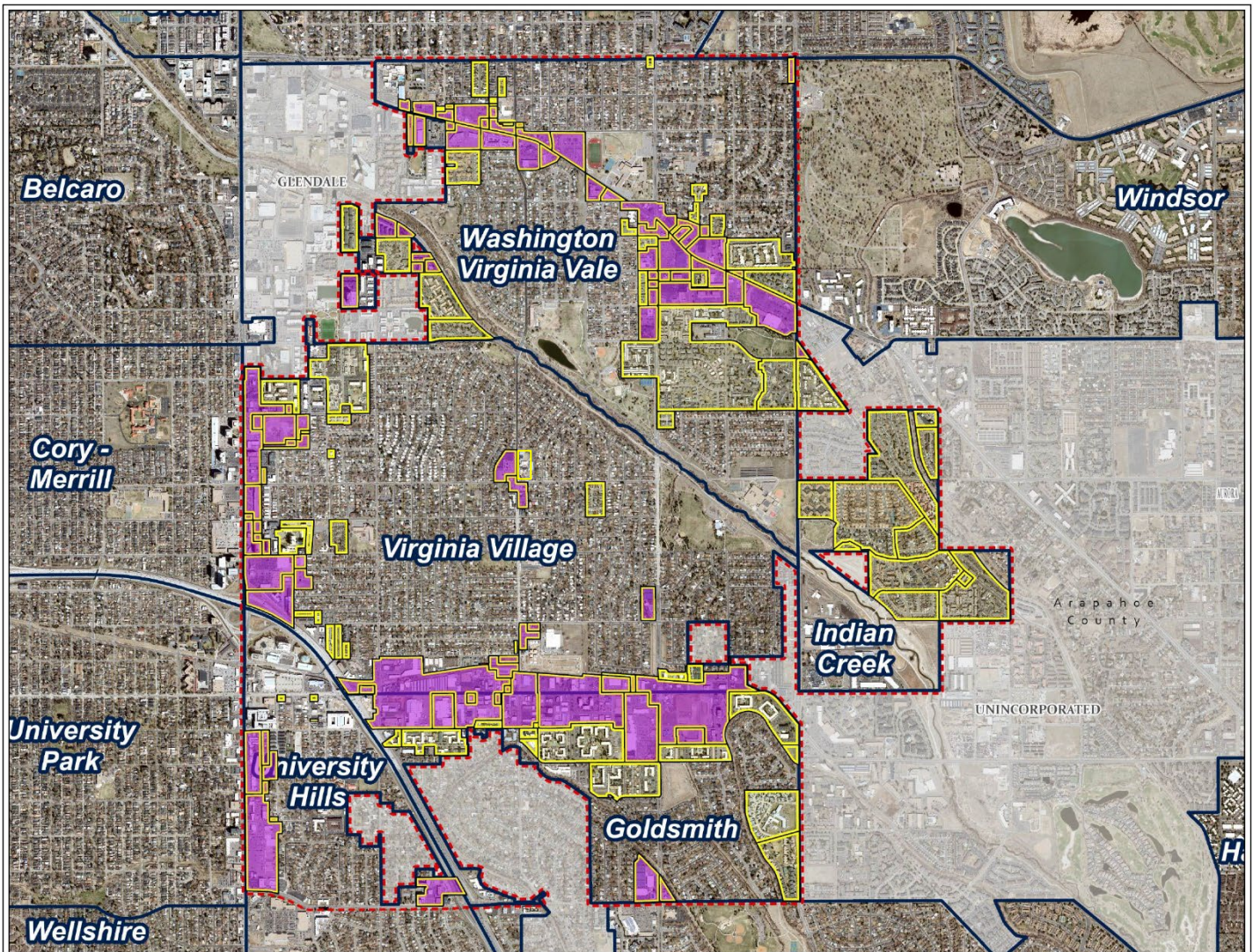
The Near Southeast area consists of the Goldsmith, Indian Creek, a portion of the University Hills (north of Yale Avenue), Virginia Village and Washington Virginia Vale statistical neighborhoods, broadly covering southeast Denver between Alameda Avenue and Yale Avenue and between Colorado Boulevard and Quebec Street and the city boundary. The Near Southeast Area Plan, adopted on May 22, 2023, states “[t]hese neighborhoods generally represent a suburban style of development, yet incorporate a variety of types of buildings, houses, and businesses, connected by the major commercial corridors of Colorado Boulevard, Evans Avenue, and Leetsdale Drive. The area includes key features beloved by the Community: great parks like Cook Park and Garland Park; regional trails and open space corridors like Cherry Creek and High Line Canal; important mobility hubs like the Colorado and Yale light rail stations; and shops, restaurants, and character-defining architecture.” (Page 2, NSE Area Plan).

1. Existing Zoning



The proposed rezoning includes properties that are currently in residential, commercial corridor, mixed use, industrial mixed use, campus, and Former Chapter 59 zone districts. Some of the properties also include the UO-1, UO-2 and UO-3 Use Overlays. The UO-1 Use Overlay permits Adult Uses, which are governed by use limitations in DZC Article 11. The UO-2 Use Overlay permits Billboards, subject to standards in DZC Article 10. The UO-3 Historic Structure Use Overlay encourages preservation, adaptive reuse and enhancement of Historic Structures in conjunction with an underlying Residential Zone District. The proposed rezoning would remove the UO-2 overlay and maintain the UO-1 and UO-3 overlays in some areas. For a map of the existing zone districts for each statistical neighborhood in Near Southeast area, see the Neighborhood Maps Appendix. More information on each zone district can be found in the Denver Zoning Code and in the Former Chapter 59.

Centers and Corridor Areas in Near Southeast

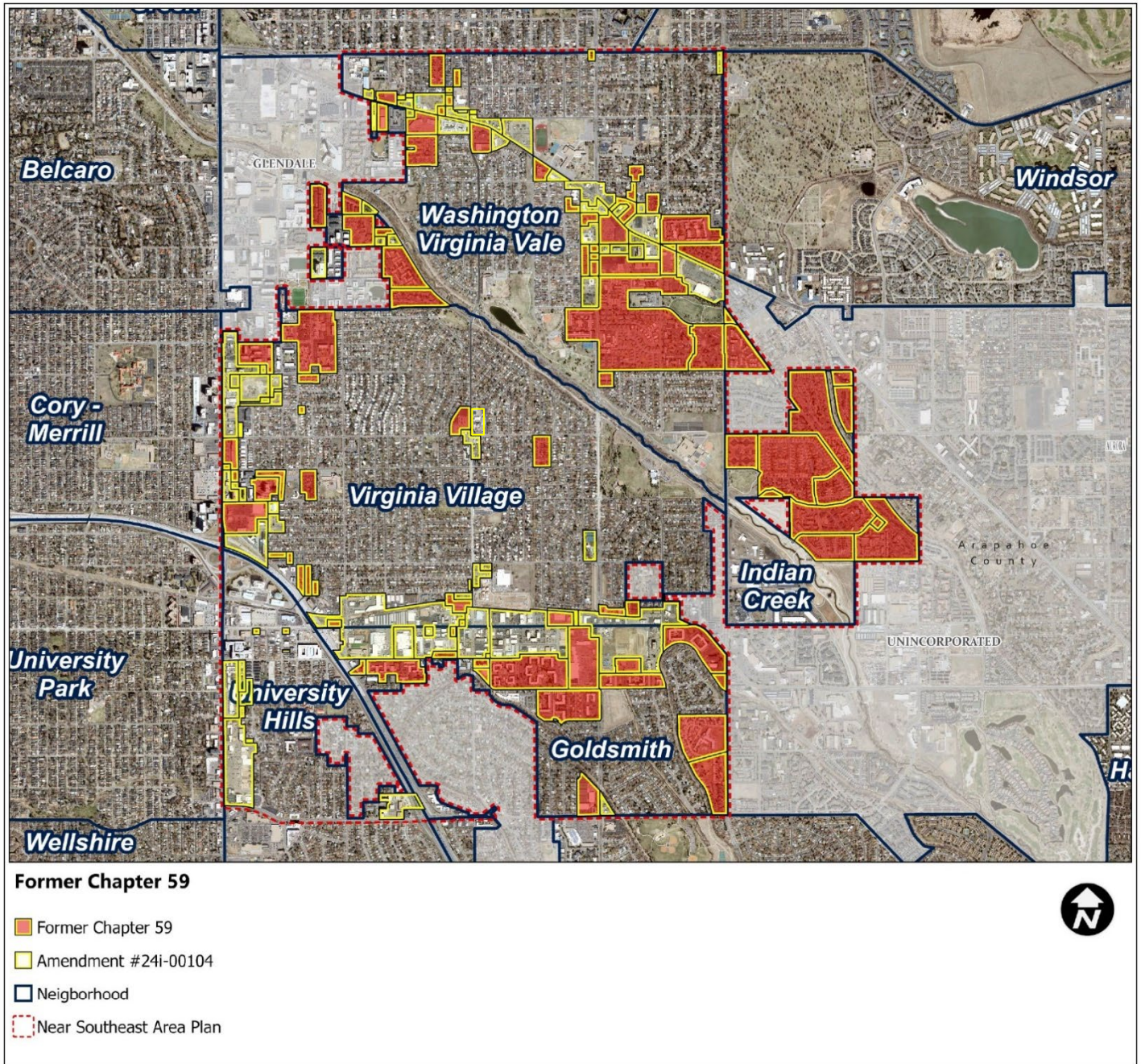


Center & Corridor Areas

- Center and Corridor Areas
- Amendment #24i-00104
- Neighborhood
- Near Southeast Area Plan



Former Chapter 59 Properties in the Near Southeast Area



The table below details the specific current zone districts included in the proposed rezoning.

ZONE CATEGORY	ZONE DISTRICT	DISTRICT DESCRIPTION
Residential - Single unit	E-SU-Dx	Urban Edge Single Unit Dx* (min. zone lot size of 6,000 sf)
	S-SU-D	Suburban Single Unit D (min. zone lot size of 6,000 sf)
Commercial Corridor	E-CC-3	Urban Edge Commercial Corridor, heights up to 3 stories
	E-CC-3x	Urban Edge Commercial Corridor, heights up to 3 stories*
	S-CC-3, -5	Suburban Commercial Corridor, heights up to 3 and 5 stories
	S-CC-3x, -5x	Suburban Commercial Corridor, heights up to 3 and 5 stories*
Mixed Use	E-MX-2	Urban Edge Mixed Use, heights up to 2 stories
	S-MX-2, -3, -5, -8, -12	Suburban Mixed Use, heights up to 2, 3, 5, 8 & 12 stories
Campus	CMP-EI2	Campus Education Institution 2
Overlay Districts	UO-1	Adult Use Overlay District
	UO-2	Billboard Use Overlay District
	UO-3	Historic Structure Use Overlay District
Industrial	I-MX-3	Industrial Mixed Use, heights up to 3 stories
Former Chapter 59	B-1, B-2, B-3, B-4, B-A-1	Business
	R-1, R-2, R-2-A, R-3, R-4, R-5, R-X	Residential
	I-0	Light Industrial/office
	Planned Unit Development (PUD)	PUD 24, PUD 88, PUD 99, PUD 108, PUD 185, PUD 216, PUD 460, PUD 533, PUD 584, PUD 627

* Mixed use districts ending with an x, have additional use and/or building form limitations

2. Large Development Review

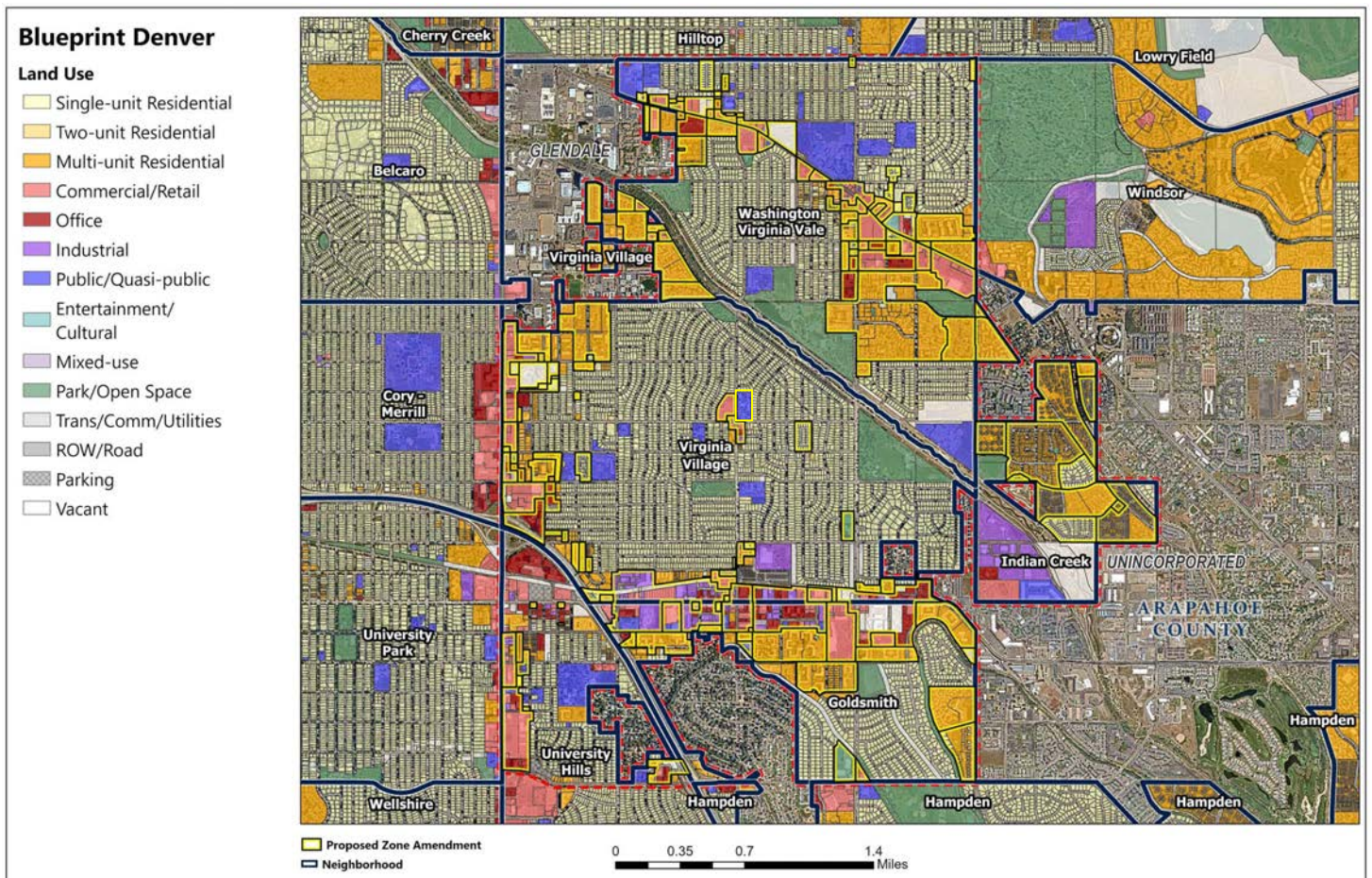
The applicability of the large development review (LDR) process is defined by DZC Section 12.4.12.2. There is no specific development concept for this legislative map amendment proposal, no adopted plan recommends use of the LDR process for this legislative proposal, no infrastructure network or system improvements are anticipated at this time. Therefore, although the area of the rezoning is larger than 5 acres, large development review was found to be inapplicable.

3. General Development Plan (GDP)

There are two properties within the rezoning proposal that are part of the Colorado Station General Development Plan (GDP), approved in 2008. The properties are in Development Area 2 of the Secondary GDP Area, which is intended as “primary land use is office due to proximity to major travel corridors.” The GDP anticipates building heights of one to six stories and ground-floor retail uses. However, the GDP also states “this GDP is a framework plan only and does not specifically allocate building height, mix of uses or density of the development. Changes to these items will not require any amendment, minor or major, to this GDP.”

4. Existing Land Use Map

Assessor's data shows the existing uses in the proposed rezoning area along South Colorado Boulevard, Leetsdale Drive, and Yale Avenue as a mix of commercial, retail, and office uses with a few instances of multi-unit residential. The properties along East Evans Avenue are a mix of commercial, retail, industrial, and office uses. Outside of the areas identified as Centers and Corridors in Blueprint Denver, land uses include mainly multi-unit residential and two-unit residential, transitioning toward primarily single-unit residential in the center of the Near Southeast area. For more detailed maps please refer to Neighborhood Maps Appendix for existing land use by statistical neighborhood (starting at page 31 of the staff report).



Proposed Zoning

The proposed rezoning includes a variety of zone districts. The districts are intended to implement plan guidance and are also informed by existing entitlement and uses. As stated earlier in the report, there are two main goals: 1) Improving design standards in mixed use areas; and 2) Rezoning out of Former Chapter 59 into the Denver Zoning Code.

The following zone districts are proposed:

1. Mixed Use Districts (S-MX-2A, S-MX-2x, S-MX-3A, S-MX-5A, S-MX-8A, S-MX-12A and C-MX-5)

The Suburban Mixed Use “A” series zone districts (S-MX-2A, S-MX-3A, S-MX-5A, S-MX-8A, and S-MX-12A) are proposed in mixed use areas along major roads with a Blueprint Future Place designation of either “Corridor” or “Center,” including South Colorado Boulevard, South Holly Street, South Monaco Parkway, South Quebec Street, Leetsdale Drive, East Evans Avenue, and East Yale Avenue. Properties in these areas have existing zoning that varies from S-MX, E-CC, S-CC, I-MX and Former Chapter 59 districts. The proposed districts allow for a broad range of uses, including commercial and residential. The districts include design standards that “provide flexibility in building siting while supporting a consistent pattern of buildings placed closer to the street to offer an active street front” (DZC Section 3.2.4.2). These districts do not allow the drive-thru building forms or allow parking between buildings and the street, helping to encourage pedestrian oriented development, and are limited to the General building form. The S-MX-A zone districts fulfill much of the Near Southeast Area Plan guidance related to improved design standards as compared to the existing zoning. Following Near Southeast Area Plan guidance, proposed districts are generally equivalent to current zoning in terms of height limitations on the major corridors.

The Suburban Mixed Use 2 stories with limitations zone district (S-MX-2x) is proposed in four small parcels where community center, local center and community corridor was recommended. The S-MX-2x is “typically one or two parcels and are limited to low scale building forms and low intensity uses” (DZC Section 3.2.4.2.B). The zone district allows for a mix of uses up to 2 stories in height in areas that are embedded in or transitioning to residential neighborhoods.

The Urban Center Mixed Use 5 stories (C-MX-5) is proposed in two areas on East Evans Avenue near the Colorado RTD light rail station. The district allows for a broad range of uses, including commercial and residential uses. The district allows up to 5 stories in height, and it does not allow the use of drive thru building forms within 1/4 mile of the outer boundary of a Rail Transit Station Platform.

2. Residential Districts (S-SU-A, S-SU-D, S-SU-Dx, S-SU-F, S-RH-2.5, S-MU-3, S-MU-5, S-MU-8, S-MU-12, E-SU-Dx, E-TU-B, E-MU-2.5, G-RO-3)

Residential zone districts in the Suburban, Urban Edge, and General Urban contexts are proposed. They include single unit (SU), two unit (TU), row house (RH), and multi-unit (MU). They generally allow for residential uses and some limited civic, public and institutional uses. The G-RO-3 district also allows for office uses. These districts are proposed mainly in areas that are recommended as residential places in the Near Southeast Area Plan and are currently in Former Chapter 59 zoning today.

3. Open Space District (OS-A)

The OS-A district is proposed in one area, where the City and County of Denver owns the property. This property is located at the very east boundary of the Goldsmith neighborhood, and it will provide a continuation to the already existing Unnamed Quebec & Wesley Park. The OS-A district is intended to protect and preserve public parks owned, operated or leased by the City and managed by the City’s Department of Parks and Recreation (“DPR”) for park purposes. The district allows for variety of parks uses.

4. Overlays (UO-1 and UO-3)

The proposed rezoning will retain both the Adult Use (UO-1) and the Historic Structure Use (UO-3) overlay in some areas. No new overlays are proposed.

The table below details the specific proposed zone districts included in the proposed rezoning.

ZONE CATEGORY	PROPOSED ZONE DISTRICT	DISTRICT DESCRIPTION
Mixed Use	S-MX-2A, 3A, 5A, 8A, 12A	Suburban Mixed Use, heights up to 2, 3, 5, 8 & 12 stories**
	S-MX-2x	Suburban Mixed Use, heights up to 2 stories*
	C-MX-5	Urban Center Mixed Use, heights up to 5 stories
Residential	S-SU-A	Suburban Single Unit A district (min. zone lot size of 3,000 sf)
	S-SU-D	Suburban Single Unit D district (min. zone lot size of 6,000 sf)
	S-SU-Dx	Suburban Single Unit Dx district (min. zone lot size of 6,000 sf)*
	S-SU-F	Suburban Single Unit district (min. zone lot size of 8,500 sf)
	S-RH-2.5	Suburban Multi Unit district up to 2.5 stories in height
	S-MU-3, -5, -8, -12	Suburban Multi Unit district up to 3, 5, 8 & 12 stories in height
	E-SU-Dx	Urban Edge Single Unit Dx district (min. zone lot size of 6,000 sf)*
	E-TU-B	Urban Edge Two Unit B (min, zone lot size of 4,500 sf)
	E-MU-2.5	Urban Edge Multi Unit up to 2.5 stories in height
	G-RO-3	General Urban Residential Office up to 3 stories in height
Open Space	O-SA	Public Open Space
Overlay District	UO-1	Adult Use Overlay District
	UO-3	Historic Structure Use Overlay District

*Mixed use districts ending with an x include additional use and/or building form limitations

**Mixed use districts ending with an A require additional design standards provide flexibility in building siting while supporting a consistent pattern of buildings placed closer to the street to offer an active street front.

Summary of City Agency Referral Comments

As part of the DZC review process, the rezoning application is referred to potentially affected city agencies and departments for comment. A summary of agency referral responses follows:

Assessor: Approved – No Response

Asset Management: Approved – No comments

Denver Public Schools: Approved – No response

Department of Public Health and Environment: Approve – No comments.

Denver Parks and Recreation: Approved – No comments.

Department of Transportation & Infrastructure – City Surveyor: Approved – No comments.

Development Services - Transportation: Approved – No response

Development Services – Wastewater: Approved – Will require additional information at Site Plan Review.

No objection to the rezoning, however be advised that there might nevertheless be physical constraints that will not allow certain properties to be developed to the full amount that such zoning might allow. Such physical constraints could include stormwater detention and flood conveyance requirements, limited sanitary sewer capacity in the public sanitary pipes, and other particular on-site wastewater requirements that might become apparent as a site's development is proposed.

Development Services – Project Coordination: Approved – No response

Development Services – Fire Prevention: Approved – No response

Public Review Process

	Date
CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:	9/11/2024
Property legally posted for a period of 15 days and CPD written notice of the Planning Board public hearing sent to all affected members of City Council, registered neighborhood organizations, and property owners:	10/22/24
CM Sawyer requested the property owner at 365 S Quebec St participate of mediation with the neighbors to the west of the property who have concerns with the rezoning of this property to a mixed-use district. The first mediation meeting will be held on Nov. 4 th .	11/4/2024
Planning Board Public Hearing	11/6/2024
CPD written notice of the Land Use, Transportation and Infrastructure Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten (10) working days before the meeting (tentative):	11/4/2024
Land Use, Transportation and Infrastructure Committee of the City Council moved the bill forward (tentative):	11/19/2024
Property legally posted for a period of 21 days and CPD notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations (tentative):	12/16/2024
City Council Public Hearing (tentative):	1/6/2025

Public Outreach and Input

- **Engagement**
 - During the pre-application phase, council members mailed postcards, held office hours, and attended neighborhood meetings and council member-sponsored open houses to raise awareness and get feedback on the proposed rezoning. A summary with more detail on the public engagement can be found in the appendix and as an attachment to the staff report.
- **Registered Neighborhood Organizations (RNOs)**
 - Staff received one comment from a Registered Neighborhood Organization in the area. Winston Downs Community Association (WDCA) submitted an official Position Statement opposing the rezoning, based on the inclusion of 365 S Quebec St as a property to be rezoned in the application. The RNO has general concerns with rezoning the property to a mixed-use district and the associated traffic and use allowances that come with the change in zoning.
- **General Public Comments**
 - As of the date of this staff report, staff has received four comments letters on the proposal. One letter of opposition refers to concerns with increased density, traffic, and the potential decrease in property values. The other letter of opposition and one letter of support speak particularly of the property at 635 S Quebec St. The second letter of support references the positive outcomes of the proposal.

- Staff has received multiple emails with general and more targeted questions on the proposal. These emails and phone calls in multiple cases lead to one-on-one meetings with property owners and neighbors.

Criteria for Review / Staff Evaluation

The criteria for review of this rezoning application are found in DZC Section 12.4.10.7, as follows:

DZC Section 12.4.10.7

1. Consistency with Adopted Plans
2. Uniformity of District Regulations and Restrictions
3. Public Health, Safety and General Welfare

Note: The additional criteria for non-legislative map amendments in DZC Section 12.4.10.8 do not apply.

1. Consistency with Adopted Plans

The following adopted plans apply to this property:

- *Denver Comprehensive Plan 2040* (2019)
- *Blueprint Denver* (2019)
- *Near Southeast Area Plan* (2023)

Denver Comprehensive Plan 2040

The proposed rezoning is consistent with many of the adopted *Denver Comprehensive Plan 2040* strategies, which are organized by vision element.

The proposed rezonings of Center and Corridor areas and Former Chapter 59 properties would allow for compatible mixed-use infill development in established neighborhoods near transit stations and along transit corridors, consistent with the following strategies from the Environmentally Resilient vision element:

- Goal 8, Strategy A: “Promote infill development where infrastructure and services are already in place.” (p.54)
- Goal 8, Strategy B: “Encourage mixed-use communities where residents can live, work and play in their own neighborhoods.” (p. 54)
- Goal 8, Strategy C: “Focus growth by transit stations and along high- and medium-capacity transit corridors.” (p. 54)

The proposed rezonings in Center and Corridor and Former Chapter 59 areas would allow for additional options for housing, services, and amenities near transit within established neighborhoods, consistent with the following goals and strategies in the Equitable, Affordable and Inclusive vision element:

- Goal 1: “Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities” (p. 28).

- Goal 1, Strategy A: “Increase development of housing units close to transit and mixed-use developments.” (p. 28)
- Goal 7, Strategy B: “Prioritize infrastructure improvements that allow for residents of all abilities to access and live in any neighborhood.” (p. 30)

The proposed map amendment to mixed use districts in Center and Corridor areas will help facilitate a mixed-use, pedestrian-friendly environment consistent with the following strategies in the Strong and Authentic Neighborhoods vision element:

- 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 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)

The proposed map amendment to rezone to OS-A would facilitate the development of a new park by implementing the appropriate zoning for these uses. This is consistent with the following strategy from the Environmentally Resilient vision element:

- Environmentally Resilient Goal 1, Strategy D – “Improve equitable access to resources that improve quality of life, including cultural and natural amenities, health care, education, parks, recreation, nutritious foods and the arts” (p.28).

The facilitation of new parks is also consistent with the following goal in the Strong and Authentic Neighborhoods vision element:

- Strong and Authentic Neighborhoods Goal 5– “Create and preserve parks and public spaces that reflect the identity of Denver’s neighborhoods” (p. 35).

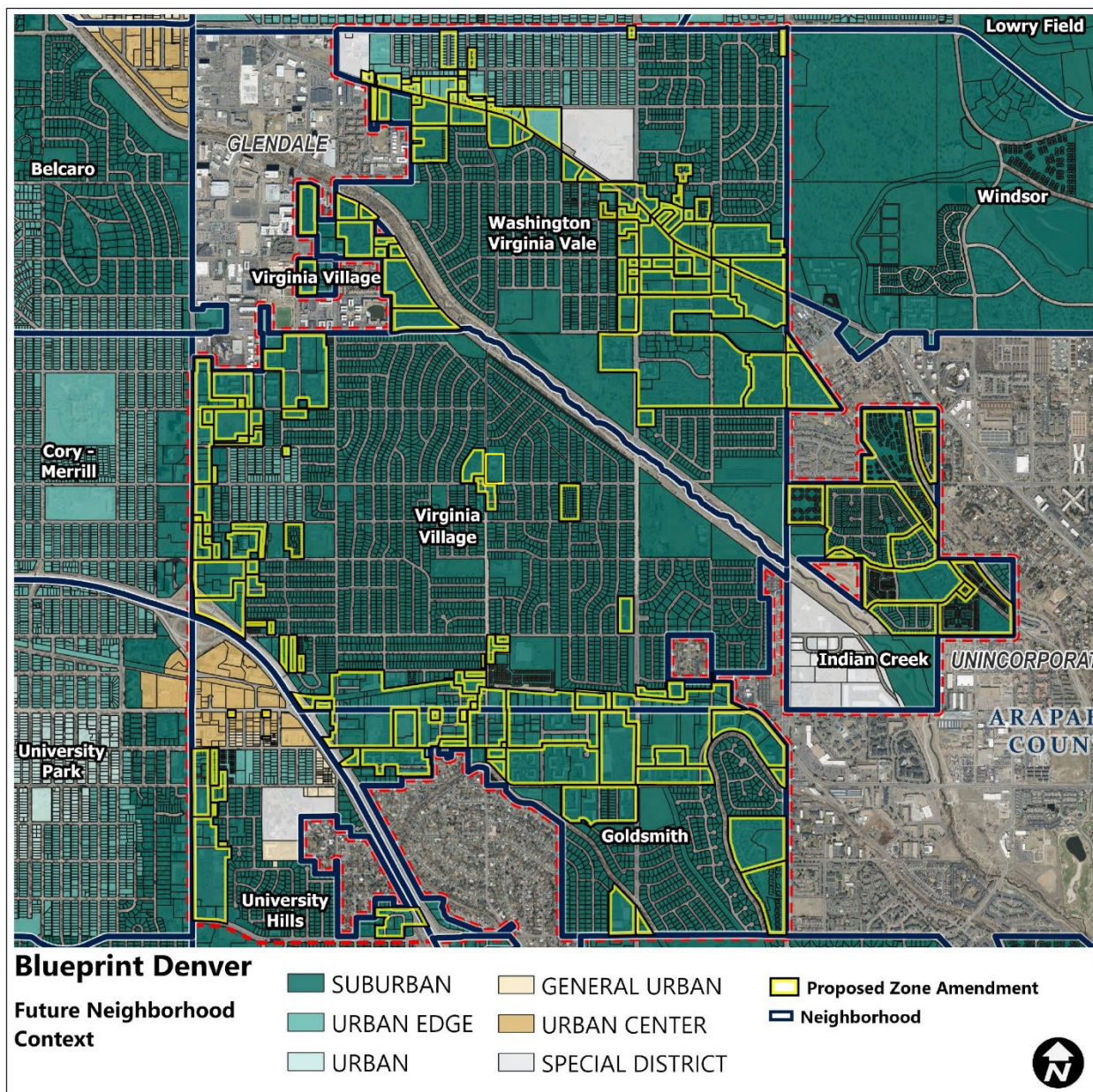
Finally, the facilitation of this new park will help provide critical outdoor resources to more Denverites, which is also consistent with the following goals and strategies in the Healthy and Active vision element:

- Healthy and Active Goal 1– “Create and enhance environments that support physical activity and healthy living” (p. 58).
- Healthy and Active Goal 1, Strategy A—“Recognize parks, recreation and the urban forests as vital components of a complete community” (p. 58).
- Healthy and Active Goal 2—“Provide high-quality parks, recreation facilities and programs that serve all Denver residents” (p. 58).
- Healthy and Active Goal 2, Strategy A—“Ensure equitable access to parks and recreation amenities for all residents” (p. 58).
- Healthy and Active Goal 2, Strategy B—“Make Denver’s healthy outdoor lifestyle accessible to residents of all ages and backgrounds” (p. 58).

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. The future neighborhood context and place guidance for areas in Near Southeast was updated in 2023 with the adoption of the Near Southeast Area Plan. Blueprint Denver identifies the subject properties as part of the Community Center, Low-Medium Residential, and Local Corridor place types within the Suburban, Urban Edge, Urban Center, and General Urban Neighborhood Contexts and provides guidance from the future growth strategy for the city.

Blueprint Denver Future Neighborhood Context



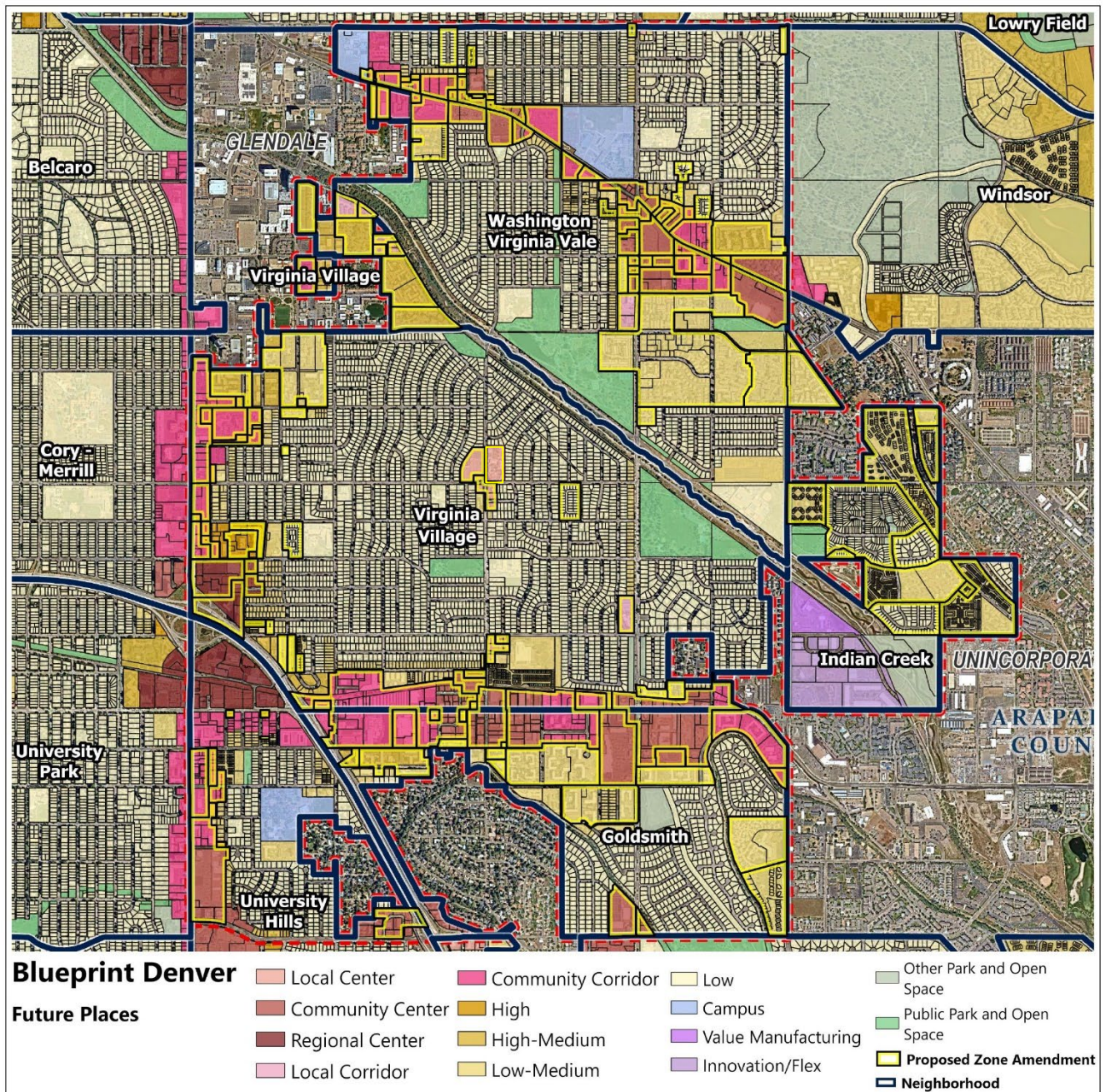
In Blueprint Denver, future neighborhood contexts are used to help understand differences in elements like land use and built form and mobility options at a higher scale, between neighborhoods. The Future Neighborhood Contexts shown in the Near Southeast Area include Suburban, Urban Edge, Urban Center, and General Urban. While most of the properties included in the proposed rezoning are within the Suburban neighborhood context, properties along the northern side of Leetsdale Drive are within the Urban Edge neighborhood context. Further, there are three properties in University Hills that are within General Urban and Urban Center neighborhood contexts in Blueprint Denver.

The Suburban context is described as a “Range of uses from single-unit and multi-unit residential to commercial corridors and centers” (p.136). The Urban Edge context is described as “Contain[ing] elements of the suburban and urban contexts. Small multi-unit residential and commercial areas are typically embedded in 1-unit and 2-unit residential areas” (p.136), the General Urban context is described as “Predominantly multi-unit structures. 1-unit and 2-unit residential and low scale mixed-use are embedded within the multi-unit areas” (p.136) and the Urban Center context is described as “A high mix of uses throughout the area, with multi-unit residential typically in multi-story, mixed-use building forms” (p.136).

The proposed districts align with the future neighborhood context maps shown in Blueprint Denver, with the exception of the properties north of Leetsdale Drive. While the future neighborhood context shown in the maps for those properties is Urban Edge, the proposal is to rezone those properties into the Suburban neighborhood context. The rezoning is consistent with the plan guidance from page 66 in Blueprint Denver, which states: “The mapping of neighborhood context is at the citywide scale, so the boundaries of the contexts may be interpreted with limited flexibility if the request furthers the goals of Blueprint Denver and is consistent with the overall intent of the neighborhood contexts map”. The proposed S-MX-3A and S-MX-2x districts will further the goals of Blueprint Denver by requiring better design outcomes in future development located in Centers and Corridors. By not allowing the drive-thru building forms and not allowing parking between buildings and the street, future projects will help encourage pedestrian oriented development. Furthermore, the south side of Leetsdale Drive is mapped as part of the Suburban context and therefore it is appropriate to allow for flexibility on the north side of Leetsdale Drive in order to apply the same zone districts on both sides of the street.

For maps of Future Neighborhood Context by statistical neighborhood, see the Neighborhoods Maps appendix.

Blueprint Denver Future Places



In Blueprint Denver, future places are used to help understand differences in things like land use and built form and mobility options at a higher scale, between neighborhoods. Future places in the Near Southeast Area include Community Corridor, Community Center, Local Corridor, Local Center, Regional Center, Residential Low, Residential Low-Medium, Residential High-Medium, and Residential High.

Corridor and Center Future Places

Areas proposed to rezone to mixed use districts identified as Regional, Community, and Local Corridors or Community and Local Centers on the Future Places Map. Blueprint Denver describes

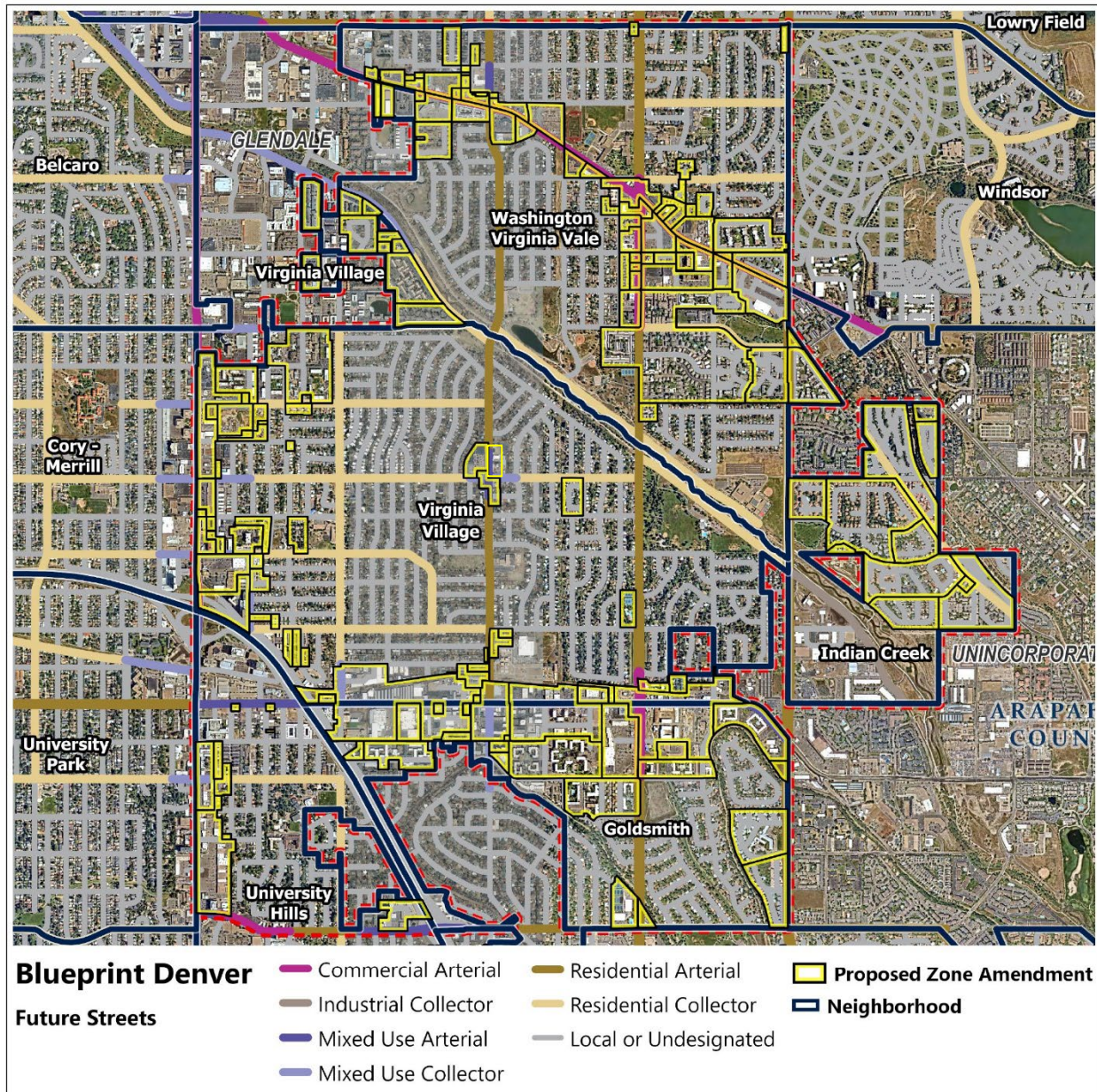
the aspirational characteristics of Centers in the Suburban context as, “Centers should be consistent with the character of the surrounding area in scale and design. They should have an active street level presence and provide a mix of uses, including retail and dining” (p. 194) and aspirational characteristics of Corridors in the Suburban context as “Corridors should be consistent with the character of the surrounding area in scale and design. They should have an active street level presence and provide a mix of uses” (p. 196). The proposed mixed-use districts provide a wide range and mix of uses. There are two instances where the proposal is to rezone to a multi-unit residential district identified as a Community Corridor on the Future Places Map. The proposed rezoning is still consistent with Blueprint Denver because it will allow these properties to be consistent with the character of the surrounding area as they will act as transitions to the surrounding residential districts. The proposed future heights are appropriate for the Regional, Community and Local Centers as well as for the Community and Local Centers in this area.

Low, Low-Medium, High-Medium and High Residential Future Places

Areas proposed to rezone to residential districts identified as Low, Low-Medium, High-Medium and High Residential on the Future Places Map. Blueprint Denver describes the aspirational characteristics of these residential areas in the Suburban context as, “Although these areas are predominately residential, they are supported by a variety of compatible embedded uses needed for a complete neighborhood such as schools, parks and commercial/retail uses” (p. 198). The proposed residential districts allow for single unit, two-unit and multi-unit uses consistent with the future place description.

For maps of Future Places by statistical neighborhood, see the Neighborhoods Maps Appendix.

Blueprint Denver Street Types



In Blueprint Denver, street types work in concert with the future place and describe the appropriateness of the intensity of the adjacent development (p. 67). The three classifications of Local, Collector, and Arterial, are further refined by six types of surrounding contexts. The following Future Street Types are present in the proposed legislative rezoning:

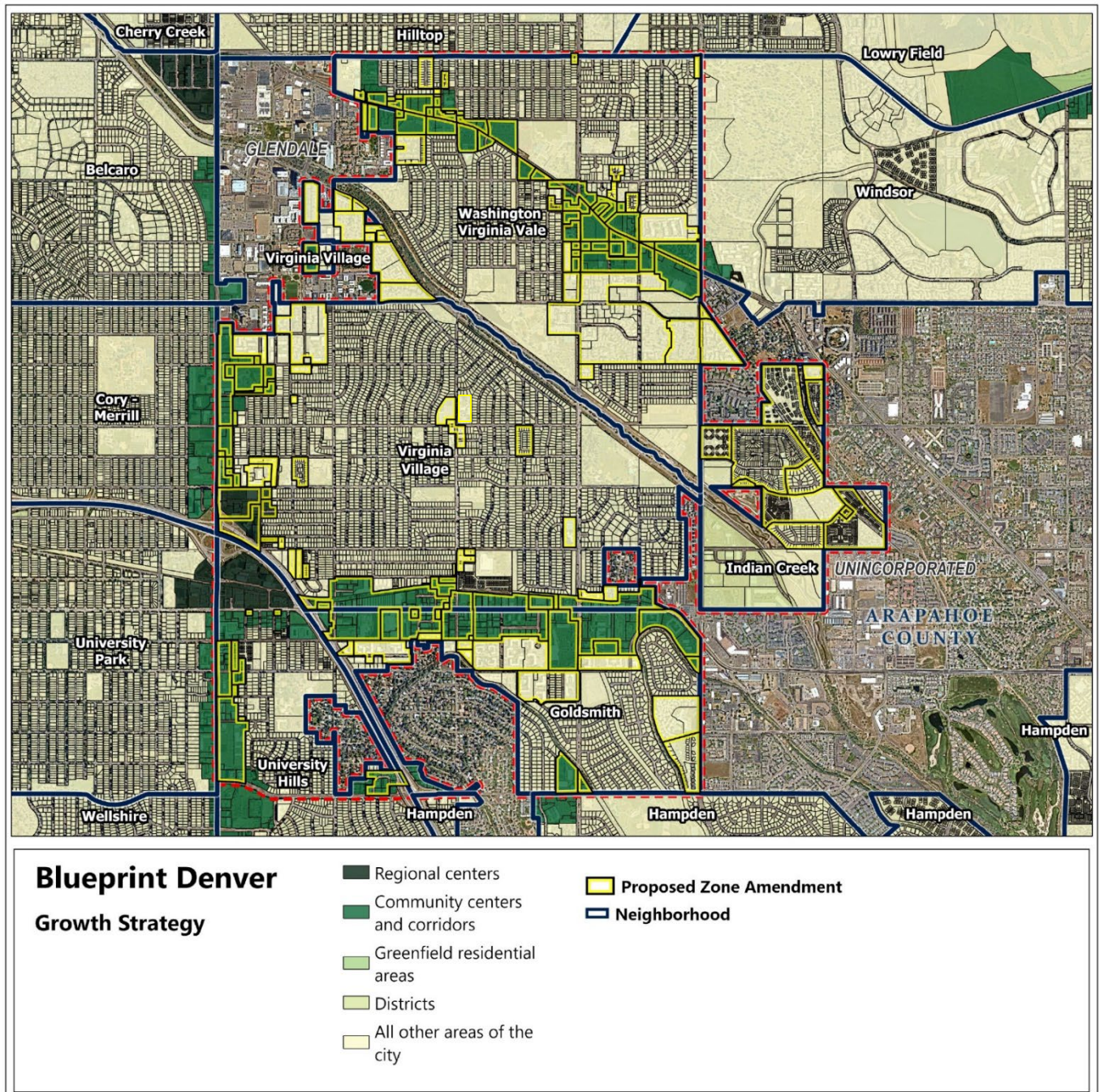
- **Commercial arterials:** “Commercial streets typically contain commercial uses including shopping centers, auto services and offices. Buildings are often set back with onsite parking.” (p. 159)
- **Mixed-use arterials:** “Varied mix of uses including retail, office, residential and restaurants. Buildings are pedestrian-oriented, typically multi-story, usually with high building coverage with a shallow front setback. A street wall is present but may vary.” (p. 159)

- **Residential arterials:** “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. 159)
- **Local Streets:** “Local streets can vary in their land uses and are found in all neighborhood contexts. They are most often characterized by residential uses.” (p. 161)

The proposed mixed use zone districts are consistent with the Future Street Types designation as they allow for a variety of commercial and residential uses. The proposed rezoning of Former Chapter 59 sites that are not located within the Centers and Corridors as described by the Future Place Map in Blueprint Denver, are consistent with the local street designation, as the rezoning areas are generally located on residential arterials or local streets and the zone districts are generally limited to residential uses.

For maps of Street Types by statistical neighborhood, see the Neighborhoods Maps appendix.

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 proposed map amendment supports *Blueprint Denver's* growth strategy by aligning zone districts with plan recommendations and moving areas that retain Former Chapter 59 zoning into the current Denver Zoning Code.

The subject properties are part of the "Community Centers and Corridors" and "all other areas of the city" growth areas and will support growth that is envisioned in the growth strategy.

Community centers and corridors: These areas anticipate 20% of new employment growth and 25% of new housing growth in the city by 2040 (p. 51). Community Centers and Corridors are “where underutilized infill redevelopment sites can be repurposed” (p. 48-49). This growth strategy is largely mapped along the Centers and Corridors, and the proposed map amendment to S-MX-A districts will focus pedestrian-oriented, mixed-use growth to areas where it has been determined to be most appropriate. Therefore, the requested zone districts are consistent with the Blueprint Denver Growth Strategy.

All other areas of the city: These areas anticipate 10% of new employment growth and 20% of new housing growth in the city by 2040 (p. 51). These areas are intended to “take a smaller amount of growth intended to strengthen the existing character of our neighborhoods” (p. 49). The proposed replacement of Former Chapter 59 with corresponding districts in the Denver Zoning Code will ensure that any new development is consistent with the existing character of the neighborhood.

For maps of Growth Strategy by statistical neighborhood, see the Neighborhoods Maps appendix.

Blueprint Denver Strategies

Blueprint Denver provides recommendations related to legislative rezonings. Policy 11 Strategy A. states: “Prioritize larger-scale, legislative rezonings over site-by-site rezonings to implement plan recommendations and achieve citywide goals, including equity goals” (p. 79) This rezoning is legislative and will implement the land use vision in the Near Southeast Area Plan, consistent with this Blueprint Denver recommendation.

Because this site currently has a Former Chapter 59 zone district with custom zoning in the form of a condition, two strategies from the Land Use & Built Form: General section, Policy 3 are relevant for this proposed rezoning:

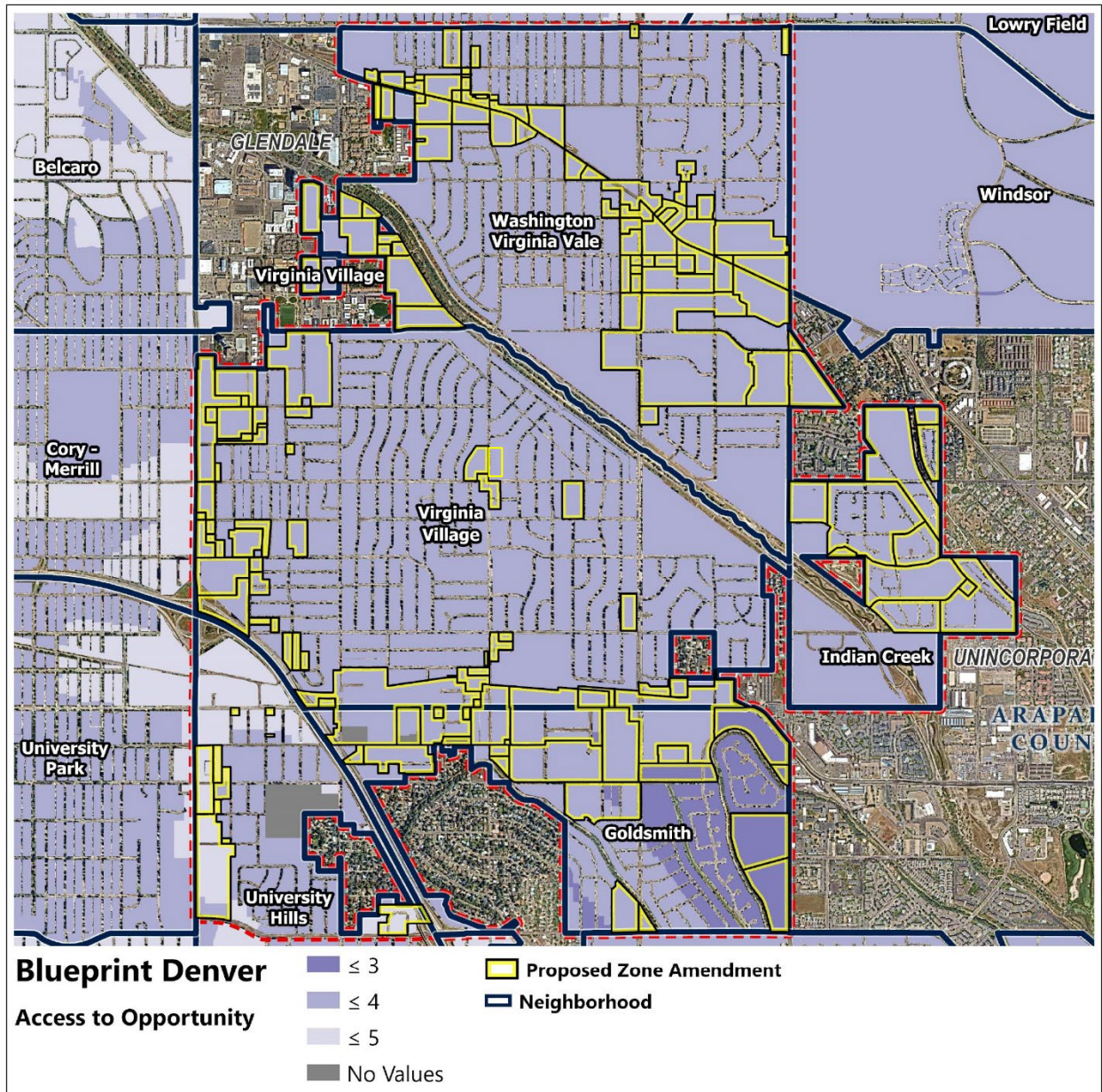
- Strategy A states, “Rezone properties from the Former Chapter 59 zoning code so that the entire city is covered by the DZC, including continuing to incentivize owners to come out of the old code” (p. 73).

Blueprint Denver is structured around the concept of complete neighborhoods. One of the three elements of a complete neighborhood is Quality of Life Infrastructure, which “refers to the places, trees, plants, waterways, parks and outdoor spaces that stitch together our communities and contribute to the health, needs, comfort, environmental resilience and social connectedness of Denver” (p. 116). The first policy under Quality-of-Life Infrastructure is to “Expand tools and regulations to ensure high-quality parks and outdoor public spaces keep pace with Denver’s growth” (p. 118). The proposed rezoning of a property to OS-A aims to rezone existing areas that are intended to become parks to align with this current or future use. This not only reinforces that existing parks should remain parks in the future, but it also facilitates development of new parks in locations where city policy and community input have determined they are appropriate and needed.

Blueprint Denver Equity Concepts

Blueprint Denver contains three equity concepts to help guide change to benefit everyone. Each equity concept has associated measurements that helps inform implementation actions through large rezonings along with other implementation actions.

I. Access to Opportunity

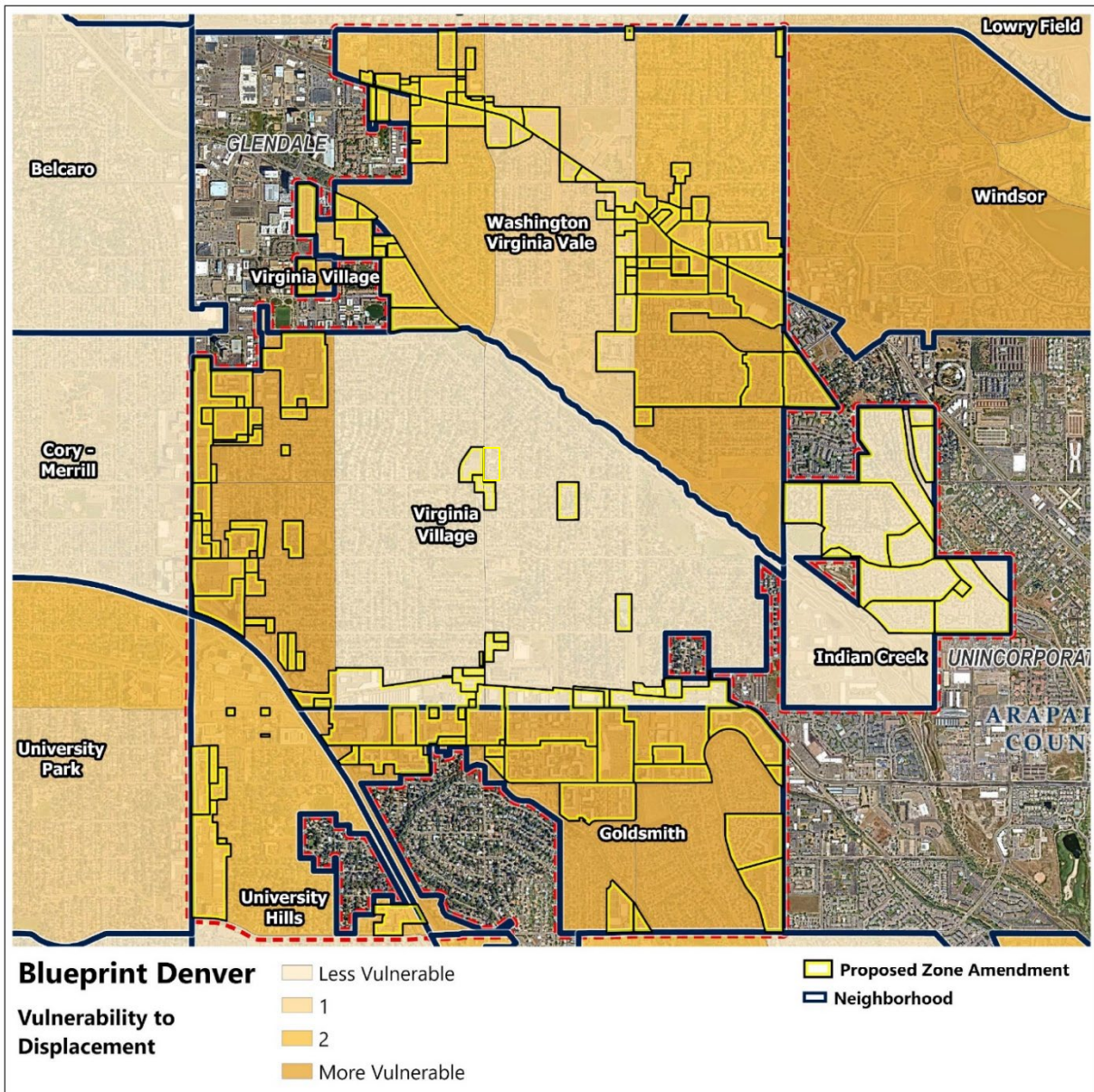


The basis for measuring access to opportunity is a composite of the neighborhood equity index developed by Denver’s Department of Public Health and Environment, proximity to high-capacity and frequent transit, and access to Centers and Corridors. Access to opportunity helps us to consider if we are making progress towards achieving the vision for complete neighborhoods across the city.

The Near Southeast Area’s average Access to Opportunity score is between 2 and 4, out of 5. Generally, the lowest scores were in the Access to Fresh Foods and Access to Transit categories. Access to Centers and Corridors, Access to Parks, and Access to Healthcare were the highest scoring categories. Access to transit is high in the southwest portion of the area, near the RTD Light Rail stations in University Hills North, while access to Centers and Corridors is lower in the interior of neighborhoods. The Neighborhood Equity Index score, which is a measure of barriers to opportunity, varies somewhat across the area, but is generally moderate.

The proposed rezoning to S-MX-A and S-MX-x districts in Center and Corridor areas supports pedestrian-friendly commercial uses in this area, which will continue to direct growth to Regional Centers, Community Centers, and Community Corridors, and support improved access to the elements of complete neighborhoods.

II. Vulnerability to Involuntary Displacement

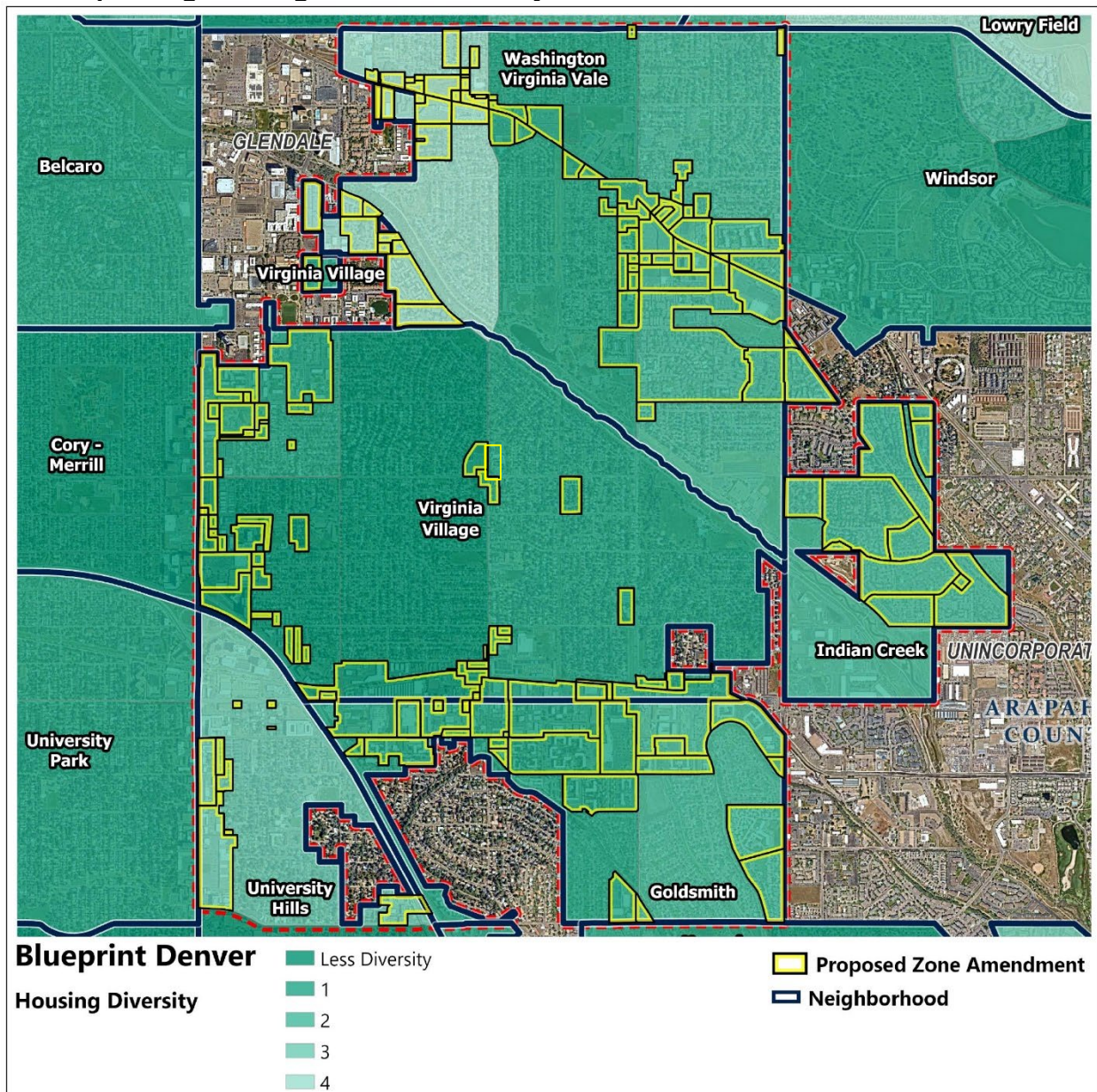


The basis for measuring vulnerability to involuntary displacement is the vulnerability to displacement index developed by Denver’s Economic Development and Opportunity office. This combines data from median household income, percentage of people who rent housing, and percent of population with less than a college degree. *Blueprint Denver* recommends that this concept inform strategies to stabilize “residents and businesses who are vulnerable to involuntary displacement due to increasing property values and rents” (p. 30).

The southwest and northeast portions of the Near Southeast area are the most vulnerable to displacement, scoring high on all three measures of the index. Indian Creek and the central portion of Virginia Village have relatively low vulnerability to displacement. The median household income and educational attainment metrics are considered vulnerable, while the rental occupancy is not vulnerable.

The proposed rezoning for Near Southeast would encourage a mix of commercial and residential uses, which fosters the development of local jobs and may result in more housing units. Rezoning areas that retain Former Chapter 59 zoning into Denver Zoning Code will establish modern zoning standards, including incentive heights for the provision of enhanced affordable housing on-site should future redevelopment occur.

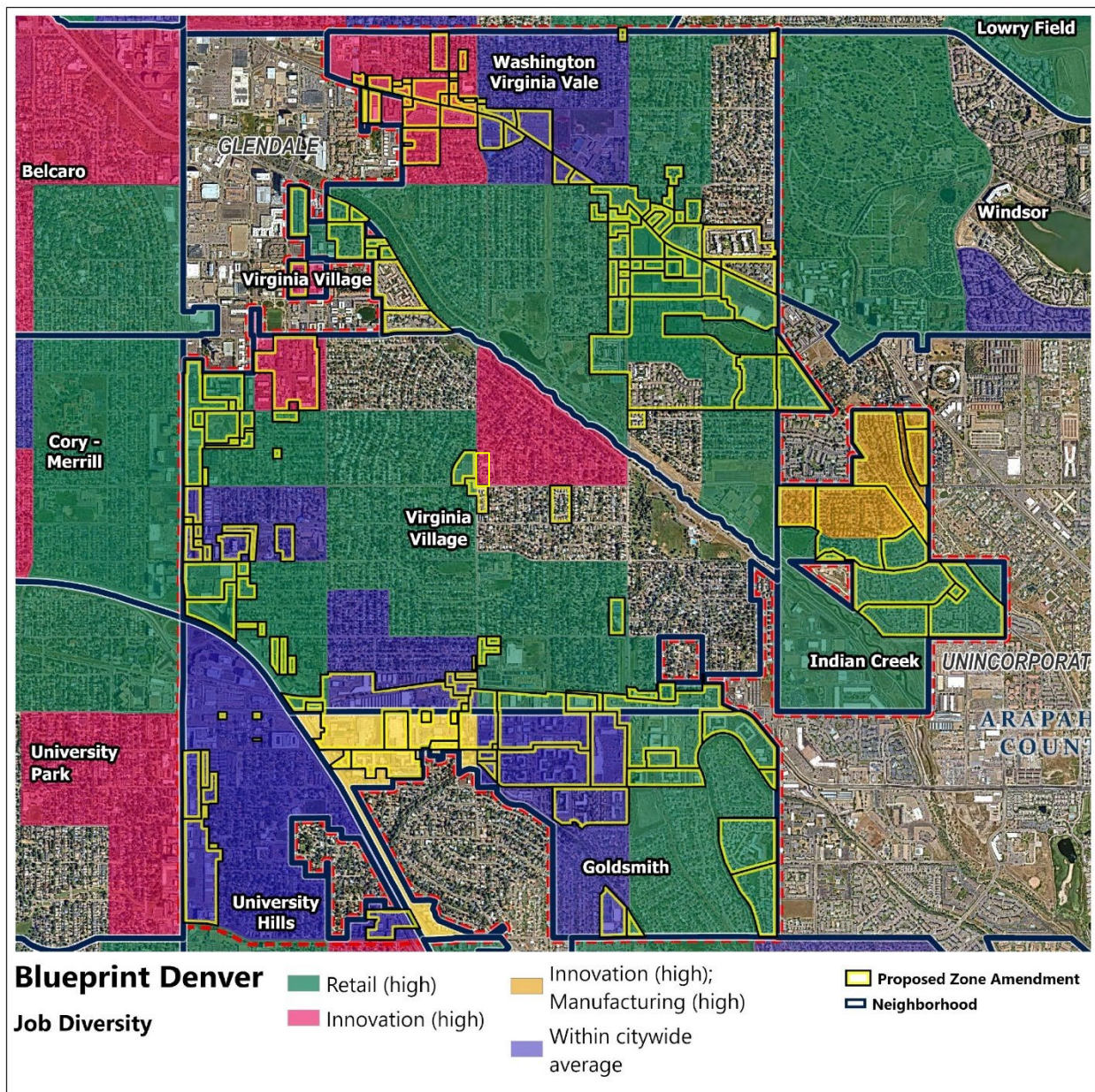
III. Expanding Housing and Jobs Diversity



The housing diversity map combines census tract-level data measuring the percentage of middle-density housing (housing with 2-19 units), home size diversity, ownership vs. rental, housing costs and the number of income-restricted units.

Near Southeast has relatively low housing diversity, particularly in the center of Virginia Village. University Hills North is the most diverse area in Near Southeast, but still only scores a two out of five, scoring low in middle-density housing, rental housing, and income restricted housing.

The proposed rezoning for Near Southeast is a step into implementing the recommendations outlined in the Plan for better design outcomes in Centers and Corridors and bringing properties into the Denver Zoning Code. The proposed zone districts encourage a mix of uses, including residential. Furthermore, some of the proposed rezoning areas would allow for incentive heights for the provision of enhanced affordable housing.



The map shows the mix of jobs depicted by color. The areas without color do not have enough jobs to classify a job type. A majority of Near Southeast has a greater portion of retail jobs than the city. Several portions of the area have a job makeup similar to the rest of Denver, with several other areas focused on innovation jobs. Then there's a smaller area along East Evans Ave. where manufacturing jobs are prevalent.

The proposed rezoning for Near Southeast will continue to encourage a mix of commercial uses, which fosters the development of local jobs. The properties along East Evans Ave. that currently have a majority of manufacturing jobs will be rezoned to a mixed-use district that will no longer allow some of the existing manufacturing uses, though the uses will be allowed to continue as they exist today. This rezoning will encourage more retail, office, and innovation jobs along East Evans Avenue in the future.

Near Southeast Area Plan

The Near Southeast Area Plan was adopted by City Council in May 2023 and encompasses the neighborhoods of Goldsmith, Indian Creek, and a portion of University Hills (north of Yale Avenue), Virginia Village and Washington Virginia Vale. The Near Southeast Area Plan provides recommendations and strategies to achieve the vision identified by residents and stakeholders through the planning process. It provides key guidance for Near Southeast's growth strategy, through detailed goals and strategies, future place and building height recommendations, and special focus areas and neighborhood goals. The Plan provides design guidance for various uses and contexts, focusing on growth that is consistent with neighborhood character. The Neighborhood Contexts "reflect established land patterns, such as lot and block sizes, era of construction, and existing building heights and density. Neighborhood contexts also reflect future expectations for how new development is expected to occur and how it should respond to existing patterns" (p 33). Places "are an organizational system that describes the desired character of an area. Places work together to promote complete neighborhoods for the residents living within or near each of them. Each place expresses itself differently depending on the neighborhood context where it is located" (p 34). The Plan updated the guidance in Blueprint Denver, which was described above in the staff report. The proposed rezoning focuses on two key areas of plan guidance: improving design standards in commercial areas; and transitioning Former Chapter 59 properties into the current Denver Zoning Code.

Improving design standards in commercial areas

Land use guidance in the Near Southeast Area Plan provides policy recommendations and specific strategies to direct growth, improve design outcomes, enhance infrastructure, and improve quality of life in the area through improving access to housing, goods, services, and destinations, with special focus on areas designated Centers and Corridors. The Near Southeast Area Plan recommends legislative rezonings as an appropriate tool to help achieve the desired outcomes of the community, as expressed in the Plan.

- **Land Use Framework (2.1.4):**
 - "Make sure infrastructure and regulations are in place for mixed-use and residential places before increases in development potential are allowed" (p.32).
 - "Direct growth to corridors and key intersections where infrastructure is or will be in place, paired with mobility and design improvements" (p.32).

- **Land Use Policy 1 (LU-1):** “Consistent with adopted citywide policies in Blueprint Denver and in coordination with citywide efforts, direct growth to regional centers, community centers and community corridors with improved infrastructure and design and incorporate elements of complete neighborhoods in areas where additional height beyond existing entitlements is recommended.” (p. 40)
 - Strategy B: “Ensure regional and community centers and corridors where additional height is recommended have adequate mobility infrastructure to support development. Prioritize completing needed infrastructure through city projects or using tools applicable citywide. Applicant-driven rezonings to allow additional height in regional and community centers should assess mobility infrastructure needs and address identified deficiencies to ensure consistency with this plan....” (p. 40)
 - Strategy D: “Ensure new development will have quality design. Properties should be rezoned into appropriate MS or MX zone districts, either through applicant-driven or legislative rezonings.” (p. 40)

- **Land Use Policy 2 (LU-2):** “Consistent with adopted citywide policies in Blueprint Denver and in coordination with citywide efforts, improve design outcomes in centers and corridors to create places that reflect the character and community of Near Southeast.” (p. 44-45)
 - Strategy A: “Urban design – Transform the centers and corridors of Near Southeast into safe, welcoming, pedestrian-oriented places that are integrated with the surrounding neighborhoods and where community members can meet daily shopping needs and find dining and entertainment options.” (p. 44)
 - A.1: “Locate new buildings closer to the street to create a sense of enclosure and human scale in mixed-use areas while still allowing for wide sidewalks, landscaping, and amenity space between the street and buildings.” (p. 44)
 - A.1.a: “Prohibit parking between buildings and the street through rezonings, changes to zoning standards, design standards and guidelines, or other tools.” (p. 44)
 - A.1.c: “Consider improving ground-floor transparency and active use requirements to improve pedestrian friendliness and provide direct, clearly identifiable pedestrian entrances directly from the sidewalk.” (p. 44)
 - Strategy B. “New mixed-use design – Require high-quality design for new construction and renovations in centers and corridors.” (p. 45)
 - B.1: “Apply appropriate zone districts to centers and corridors, such as S-MS, S-MS-A, S-MX and S-MX-A districts. S-CC districts are not appropriate in Near Southeast.” (p. 45)
 - B.1.a: “Prohibit auto-oriented building forms, such as drive-thrus, car washes and gas stations.” (p. 45)

- **Land Use Policy 4 (LU-4):** “Provide opportunities for community members to easily access goods and services, gathering places, and dining and entertainment options by strengthening existing and creating new local centers and corridors in Near Southeast.” (p. 47)
 - Strategy A: “Local center development – Facilitate the evolution of the Florida and Holly and Jewell and Holly local centers into more pedestrian-friendly community gathering places with a wider variety of uses. Accomplish these goals through updates to zoning standards, creation of design standards and guidelines, rezonings and infrastructure investments.” (p. 47)

- A.1: “Revitalize local centers by encouraging more pedestrian-friendly development that is closer to the street and reducing the visibility of surface parking [...]” (p. 47)
 - Strategy B: “Existing local centers - Support the revitalization of the local centers at Florida and Holly and Jewell and Holly into more pedestrian-friendly community gathering places with a wider variety of uses.” (p. 47)
 - Strategy C: “New local centers and corridors – Improve access to community services by adding new local centers and corridors adjacent to existing residential areas through the conversion of vacant institutional uses, outdated auto-oriented uses or in other areas designated as a Local Center.” (p. 47)
- **Land Use Policy 5 (LU-5):** “Improve access to housing, jobs, shopping, dining, entertainment, and transit by developing and redeveloping regional and community centers into mixed-use destinations for the Near Southeast community.” (p. 47)
 - Strategy A: “Center development – Transform the Community and Regional Centers into walkable, mixed-use community destinations by connecting new public street grids where necessary and encouraging a variety of uses, including residential, office, retail, dining and entertainment.” (p. 47)

The development standards found within the S-MX-A and S-MX-2x zone districts implement many of the design improvements called for in Land Use Policies 1, 2, and 4. The proposed zone districts’ design standards for transparency, active use, reduced visibility of parking and building entrance locations enable the creation of an active and human-scaled experience at the street level.

The development standards found within the S-MX-A and S-MX-x zone districts will help transform Community Centers along Leetsdale Drive, East Evans Avenue, East Yale Avenue, South Colorado Boulevard, and South Monaco Parkway into walkable, mixed-use destinations and allow a mix of uses. The proposed S-MX-A and S-MX-x zone districts will also serve to facilitate the evolution of Centers at the intersections of East Florida Avenue and South Holly Street, and East Jewell Avenue and South Holly Street, while requiring pedestrian-oriented design. As current auto-oriented and vacant institutional uses in the area redevelop, they will be required to follow these new standards, following the guidance of Land Use policies 1,2, 4 and 5.

The proposed districts are consistent with the Plan’s building height guidance. Though the plan recommends taller heights in some areas, the rezoning proposes to largely maintain the same height as allowed today in regional and community centers while improving design standards. This is consistent with strategy LU-1.B above.

Rezoning out of Former Chapter 59: The Near Southeast Area contains many properties that have retained Former Chapter 59 zoning. The Plan calls for these to be rezoned into the Denver Zoning Code to improve design standards and increase the predictability of development outcomes. This area contains various Former Chapter 59 Districts, with rezoning proposed to the closest match, informed by plan guidance.

- **Land Use Policy 10 (LU-10):** “Improve development regulations in Near Southeast to achieve the plan vision by bringing properties into the Denver Zoning Code, improving sustainability, and reducing climate impact.” (p. 64)

- Strategy A: “Consistent with adopted citywide policies in Blueprint Denver and in coordination with citywide efforts, continue updating and improving zoning regulations” (p. 64)
 - A.1: “Encourage rezoning properties out of Former Chapter 59 and into the Denver Zoning Code to improve design outcomes, equity, and responsiveness to evolution in zoning regulations.” (p. 64)
 - A.1.a: “City-led rezonings may be appropriate in cases such as large residential developments and commercial properties that have retained Former Chapter 59 in areas likely to redevelop.” (p. 64)
 - A.1.b: “Rezonings out of Former Chapter 59 into a comparable Denver Zoning Code zone district do not need additional adequate mobility infrastructure analysis as described in Policy LU-1.B. (p. 40).” (p. 64)

The proposed rezoning meets the guidance of the Near Southeast Area Plan to transition Former Chapter 59-zoned properties to appropriate equivalents in the current Denver Zoning Code, which will foster improved design outcomes and allow for redevelopment that is compatible with the existing context and plan vision.

2. Uniformity of District Regulations and Restrictions

Rezoning to the Denver Zoning Code districts proposed will result in the uniform application of zone district building form, use, and design regulations, and will generally improve regulatory uniformity through transition of current Former Chapter 59 properties to the Denver Zoning Code.

3. Public Health, Safety and General Welfare

The proposed rezoning furthers the public health, safety, and general welfare of the city because it directly implements adopted policy from *Blueprint Denver* and the *Near Southeast Area Plan*. The rezoning will enable better design outcomes from future redevelopment, guide growth to appropriate areas, allow for redevelopment that is compatible with the existing context, enhance quality of life through creation of opportunities for additional housing, goods, services, and community gathering places, and foster a more pedestrian-friendly environment in Near Southeast neighborhoods.

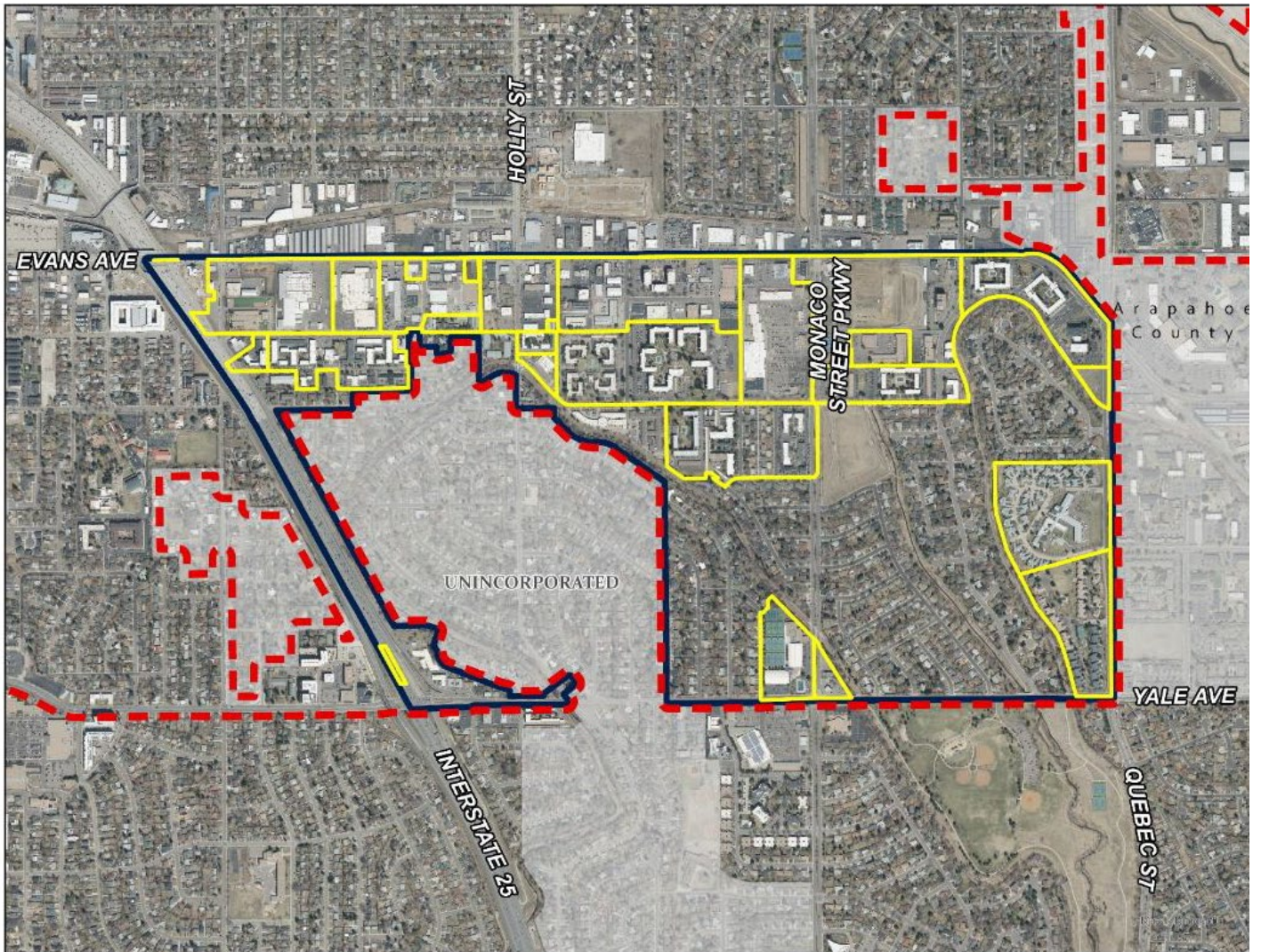
Attachments

1. Neighborhood Maps Appendix
2. Public Outreach Summary
3. Legislative Rezoning Proposal
4. Legislative Map Exhibit Series
5. Public Comments

1) Neighborhood Maps Appendix

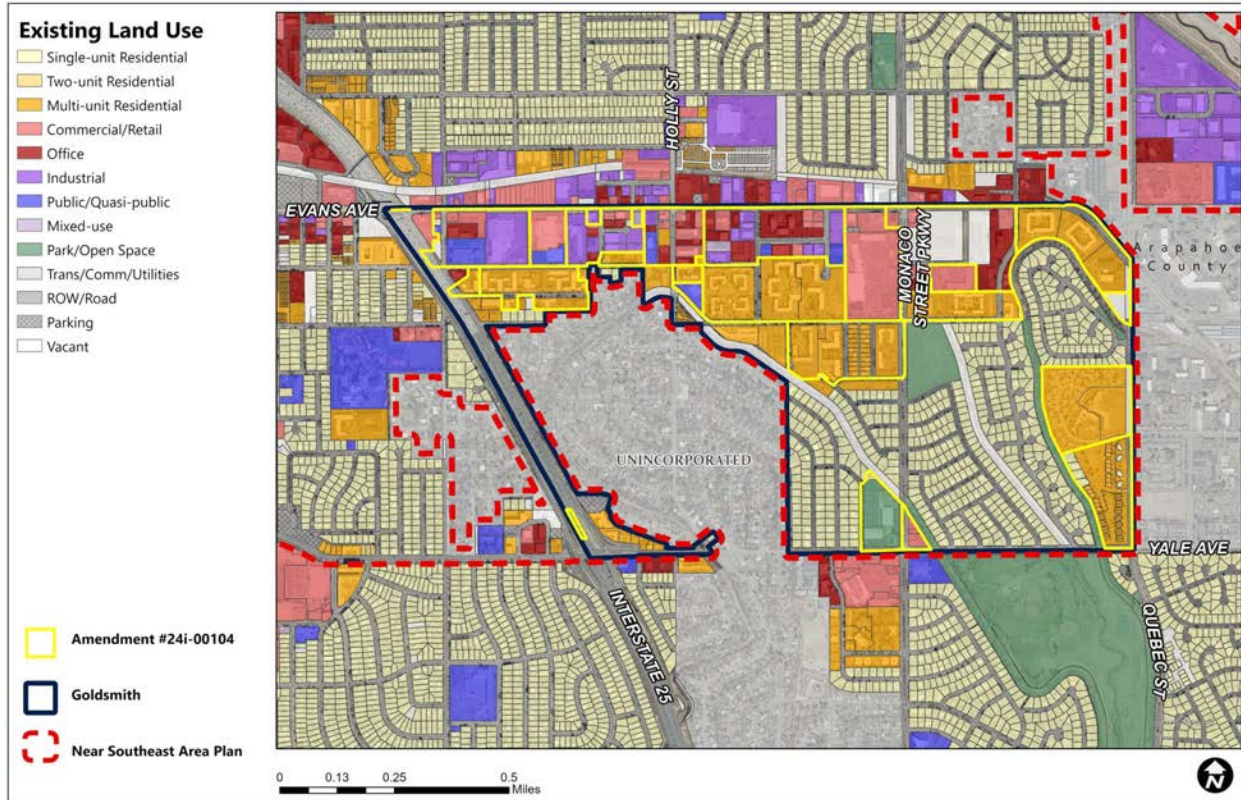
Goldsmith

Aerial

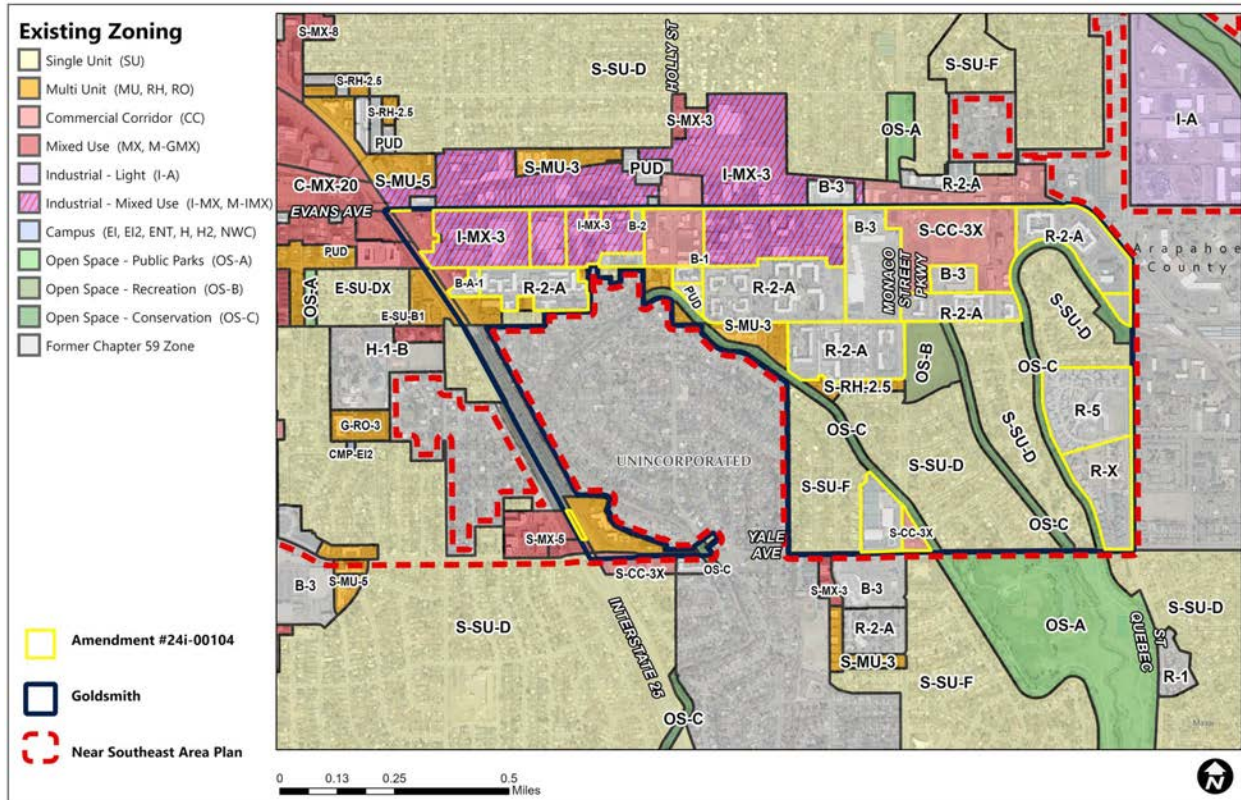


Aerial image showing all properties proposed to be rezoned in this neighborhood in yellow, neighborhood boundary in blue and Near Southeast Area Plan in dashed red.

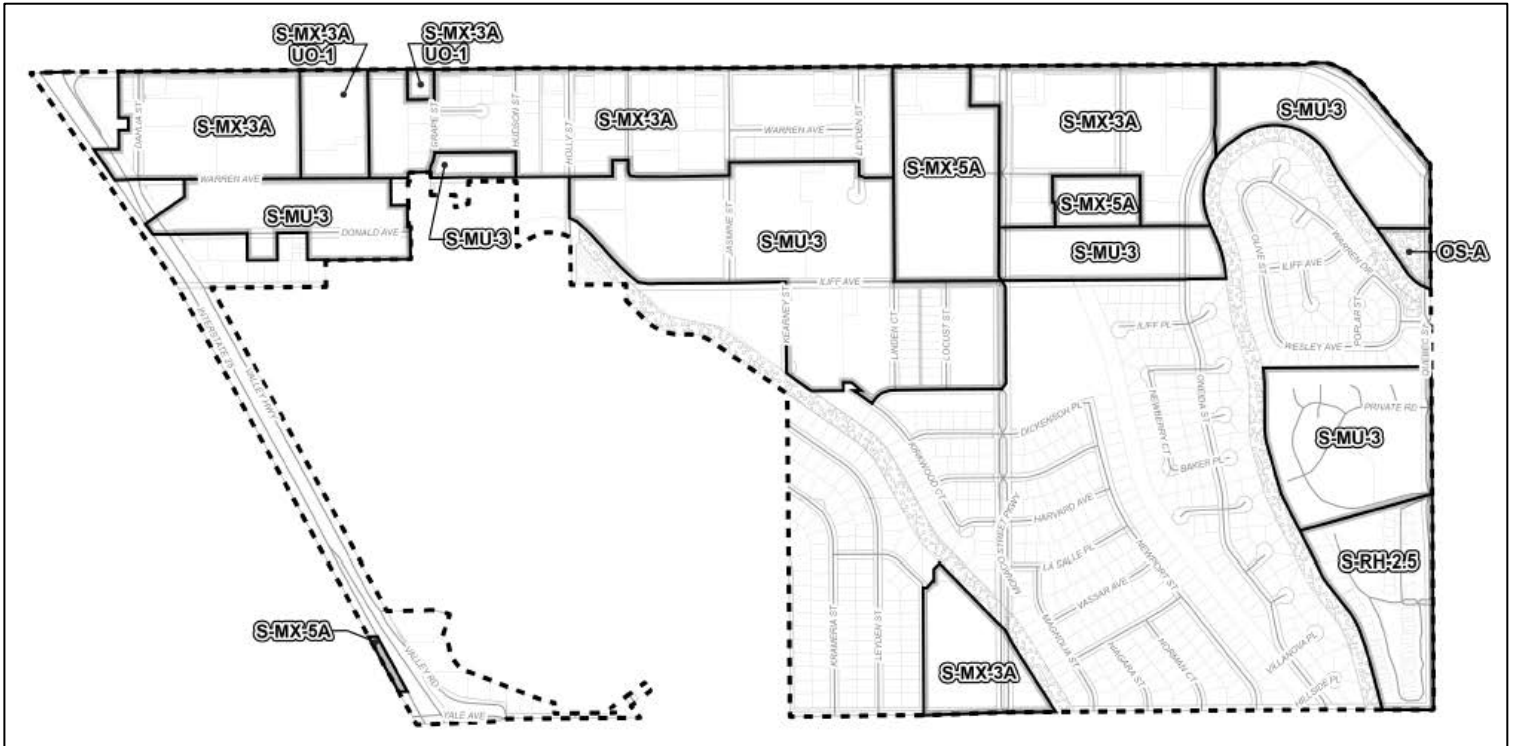
Existing Land Use



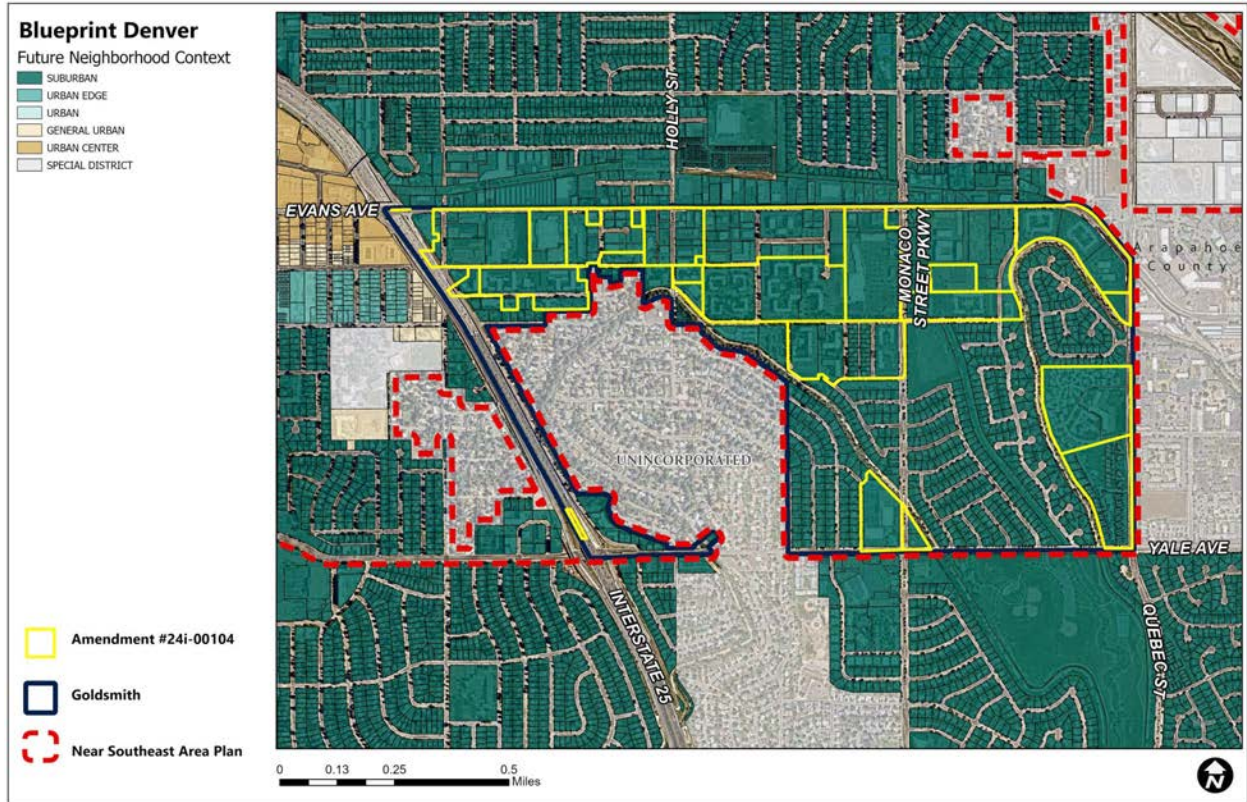
Existing Zoning



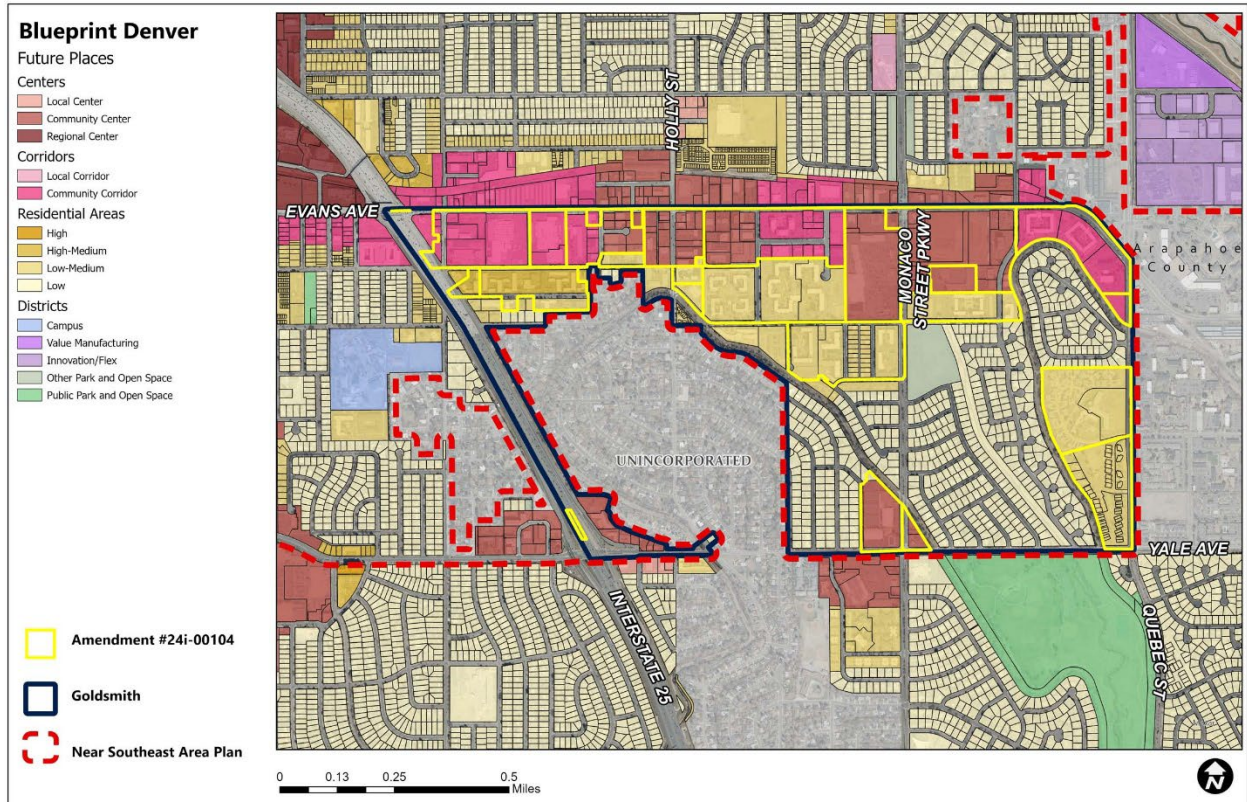
Proposed Zone Districts



Blueprint Denver – Neighborhood Context

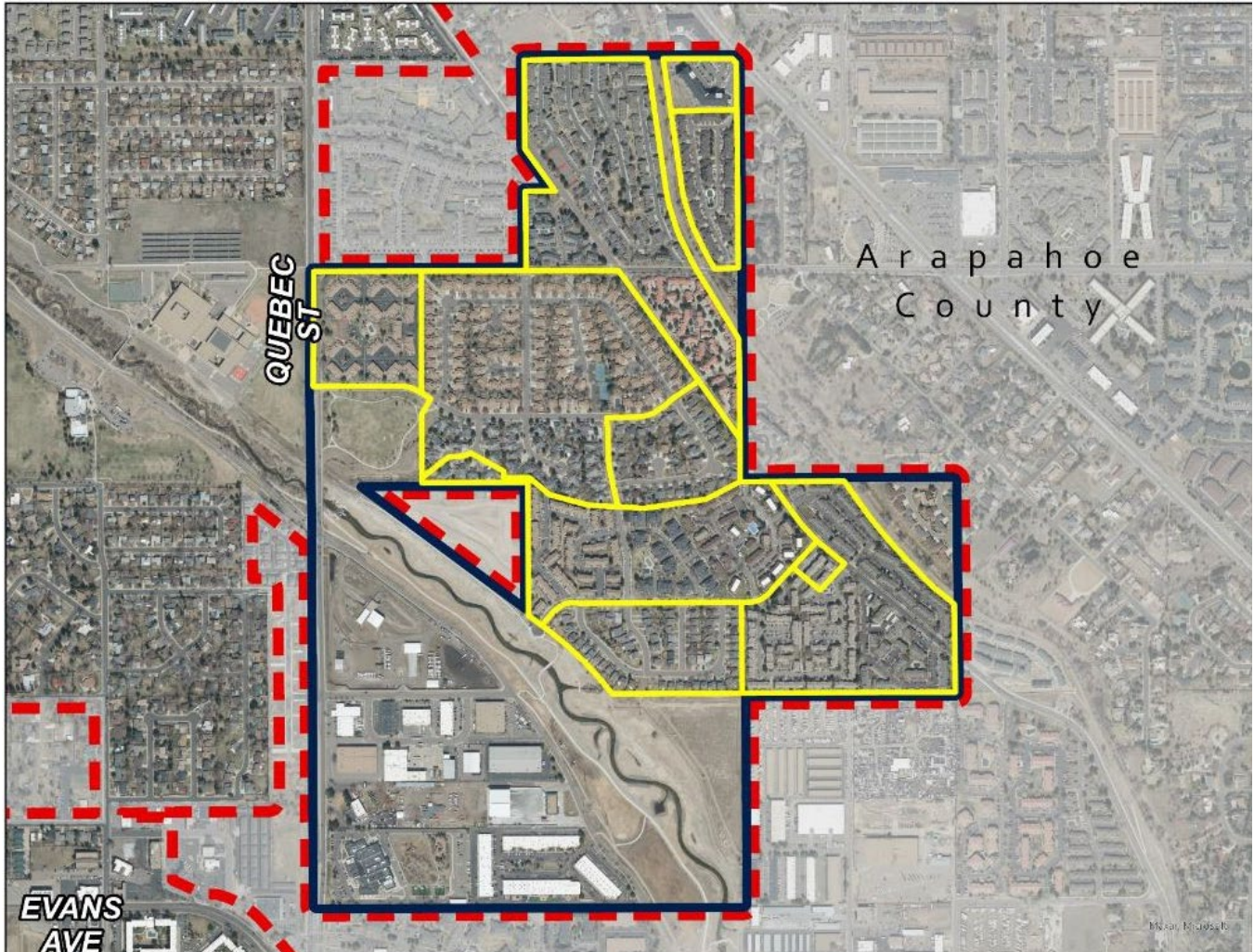


Blueprint Denver – Future Places Map



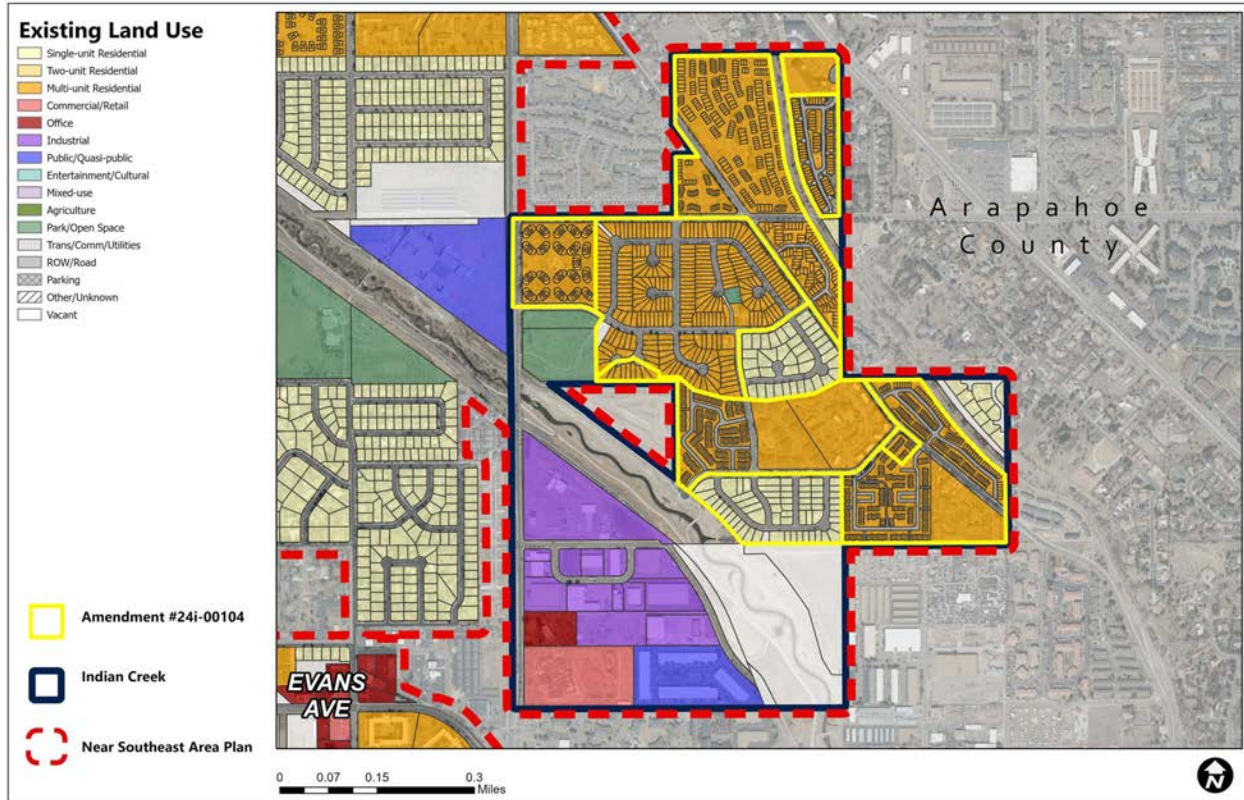
Indian Creek

Aerial

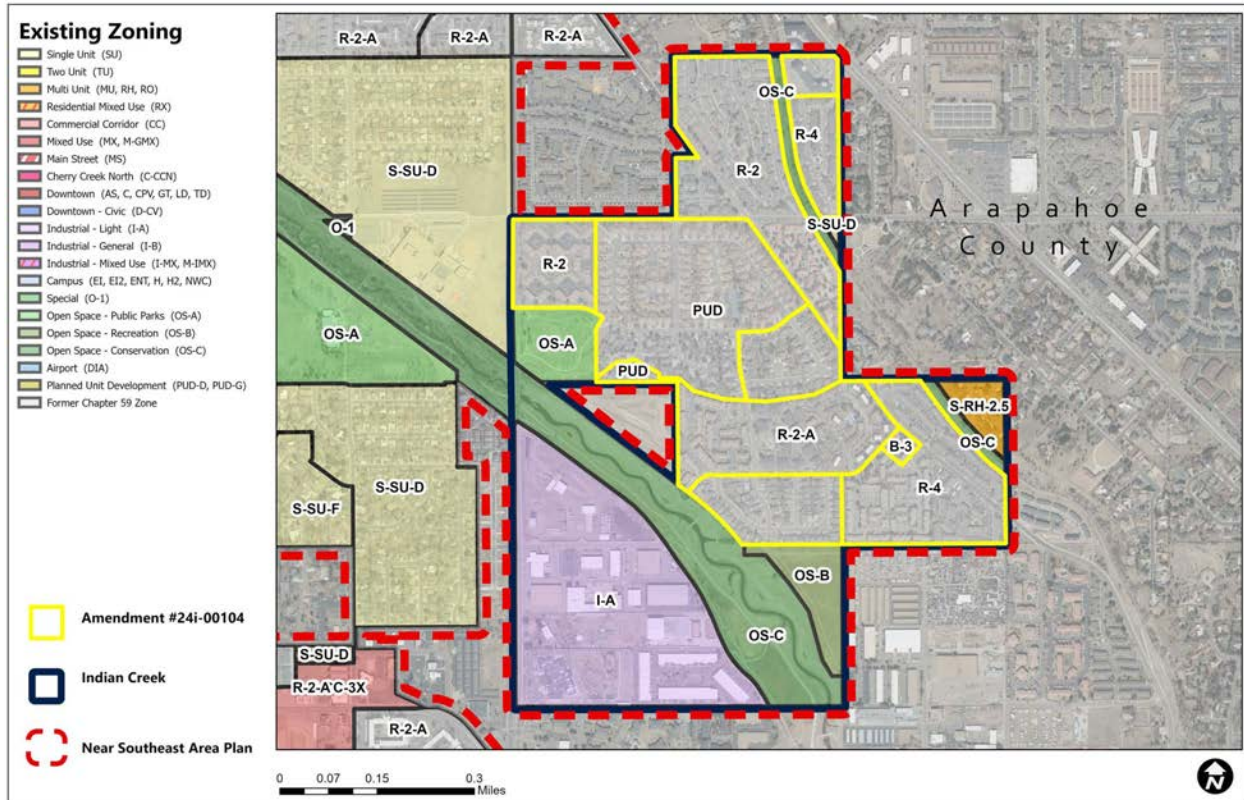


Aerial image showing all properties proposed to be rezoned in this neighborhood in yellow, neighborhood boundary in blue and Near Southeast Area Plan in dashed red.

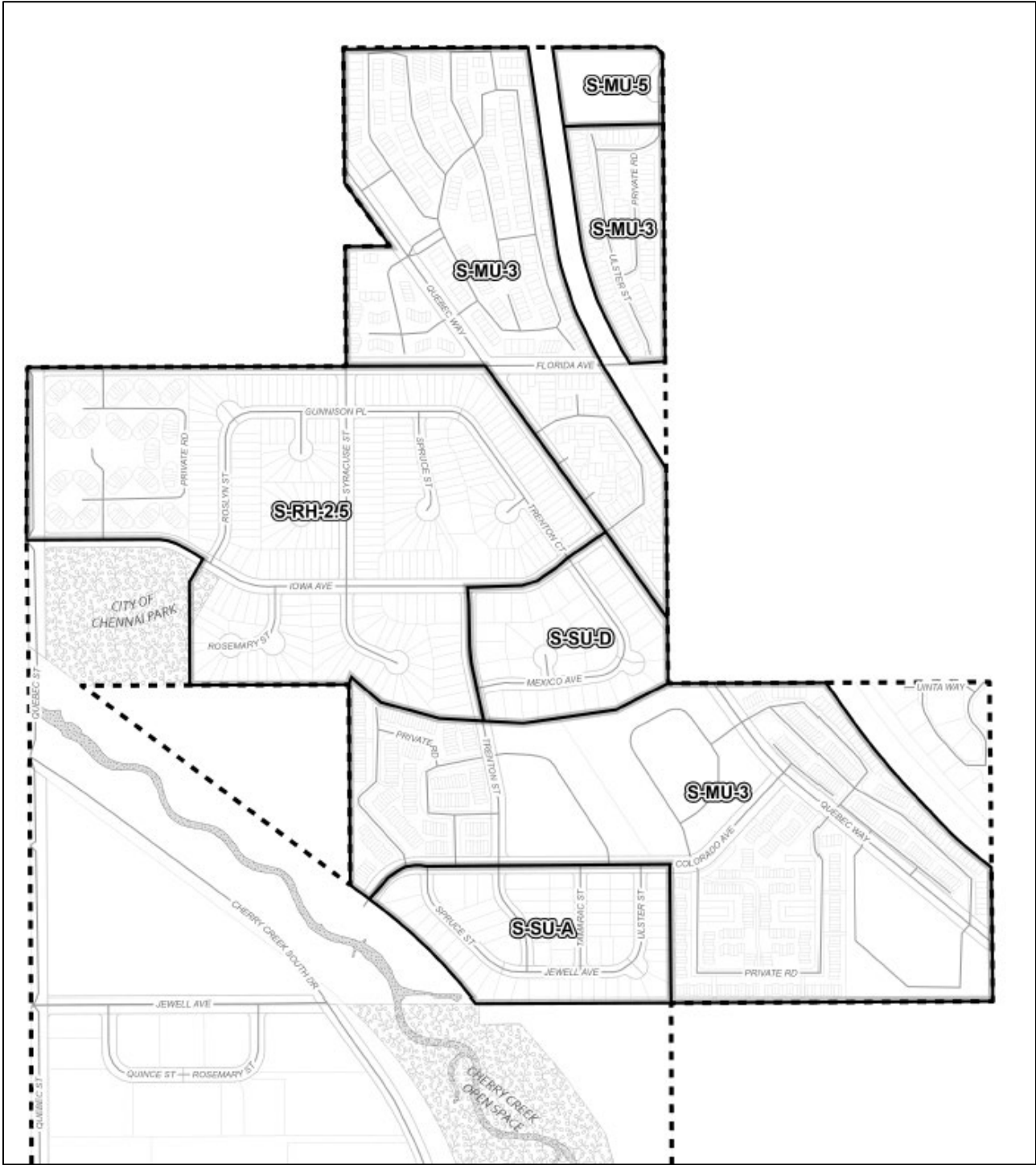
Existing Land Use



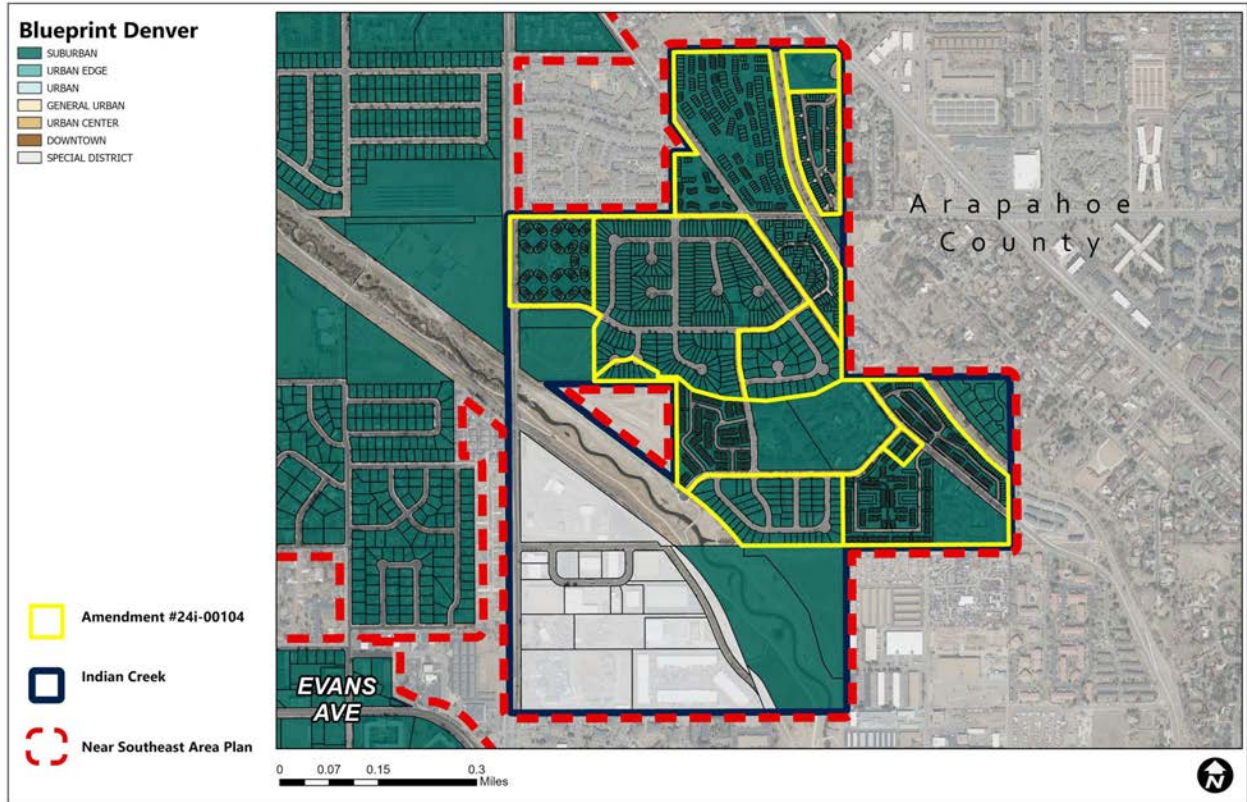
Existing Zoning



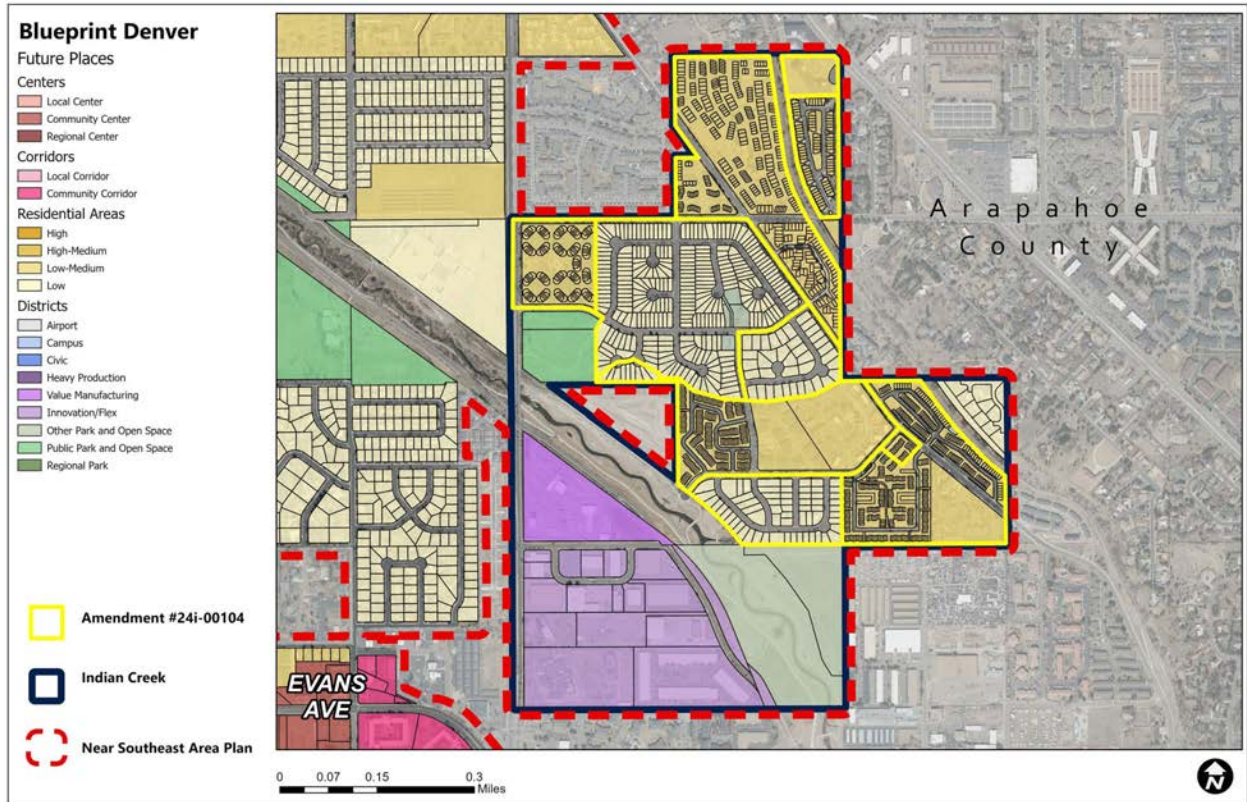
Proposed Zone Districts



Blueprint Denver – Neighborhood Context

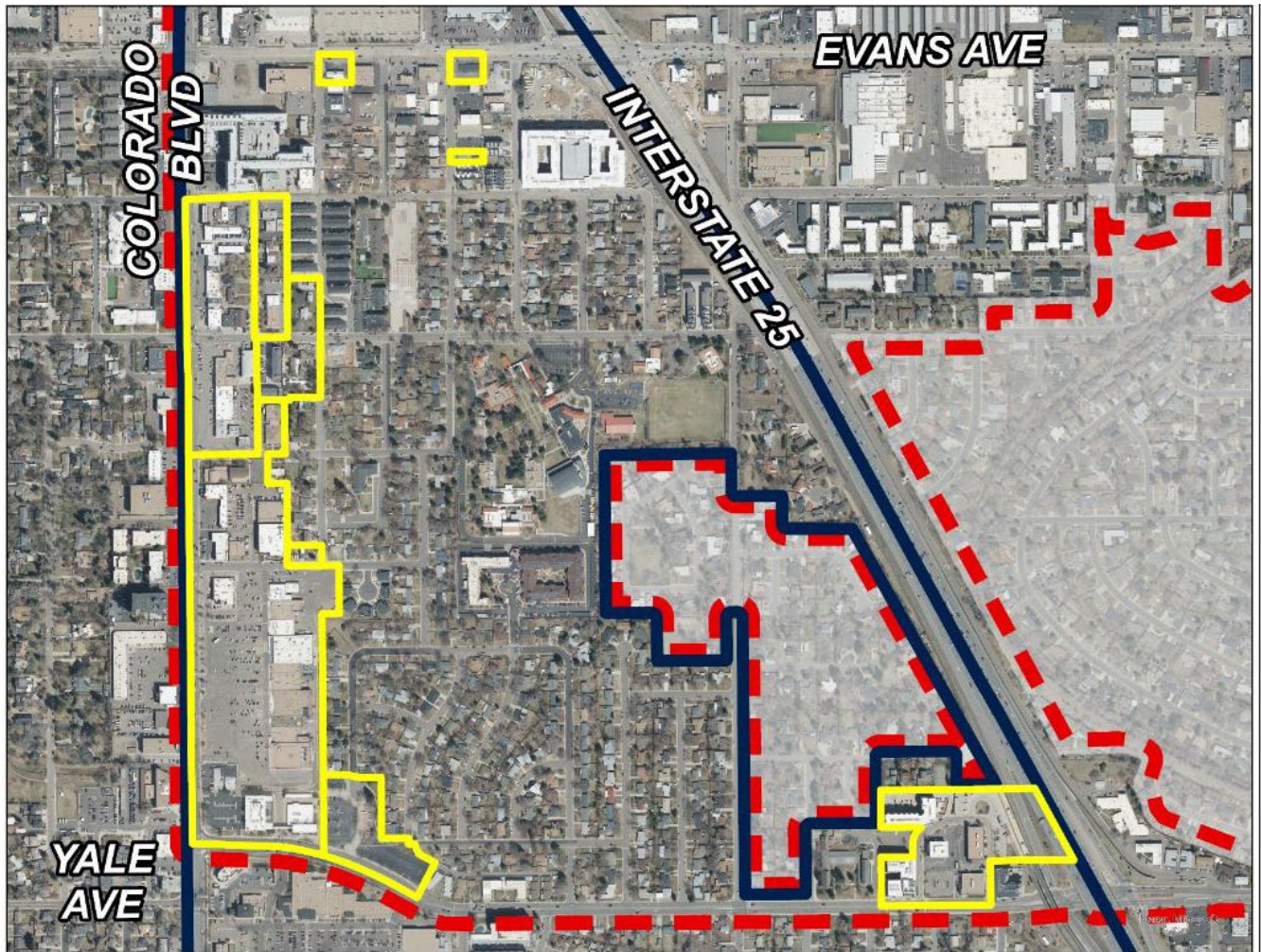


Blueprint Denver – Future Places Map



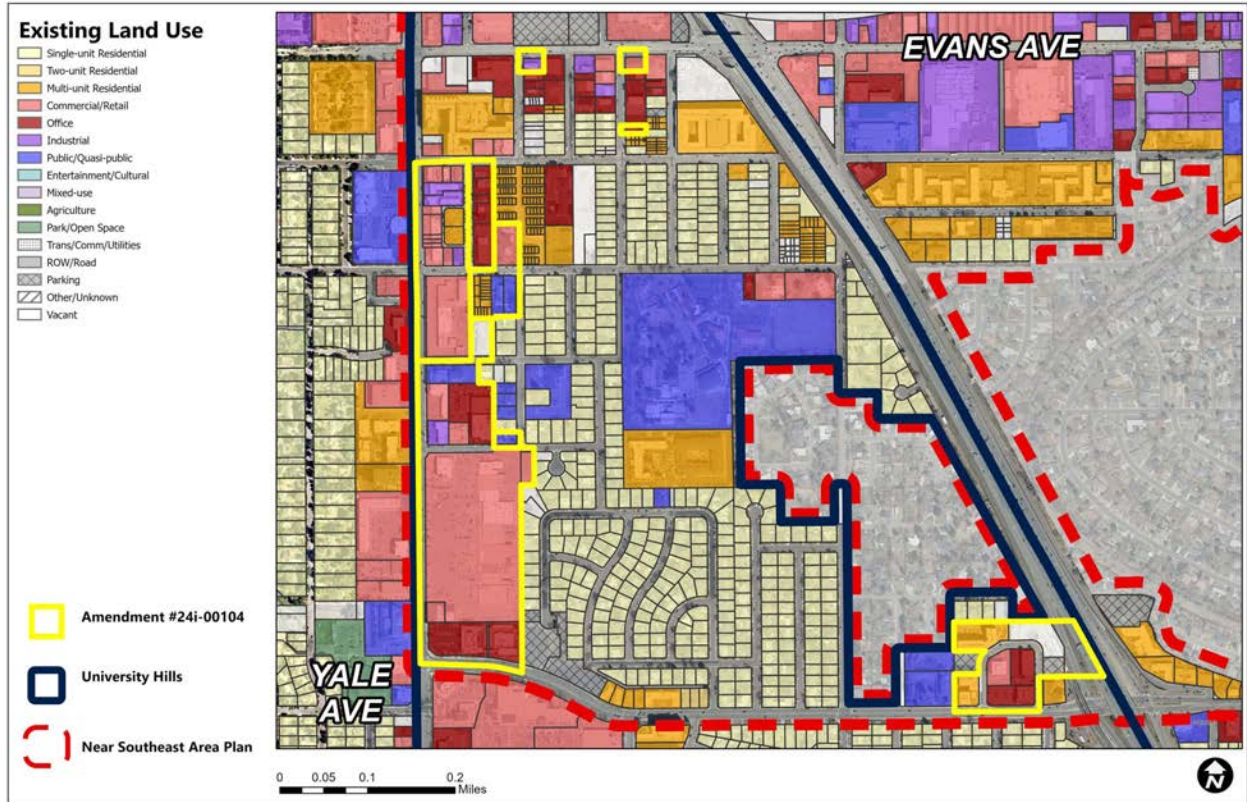
University Hills

Aerial

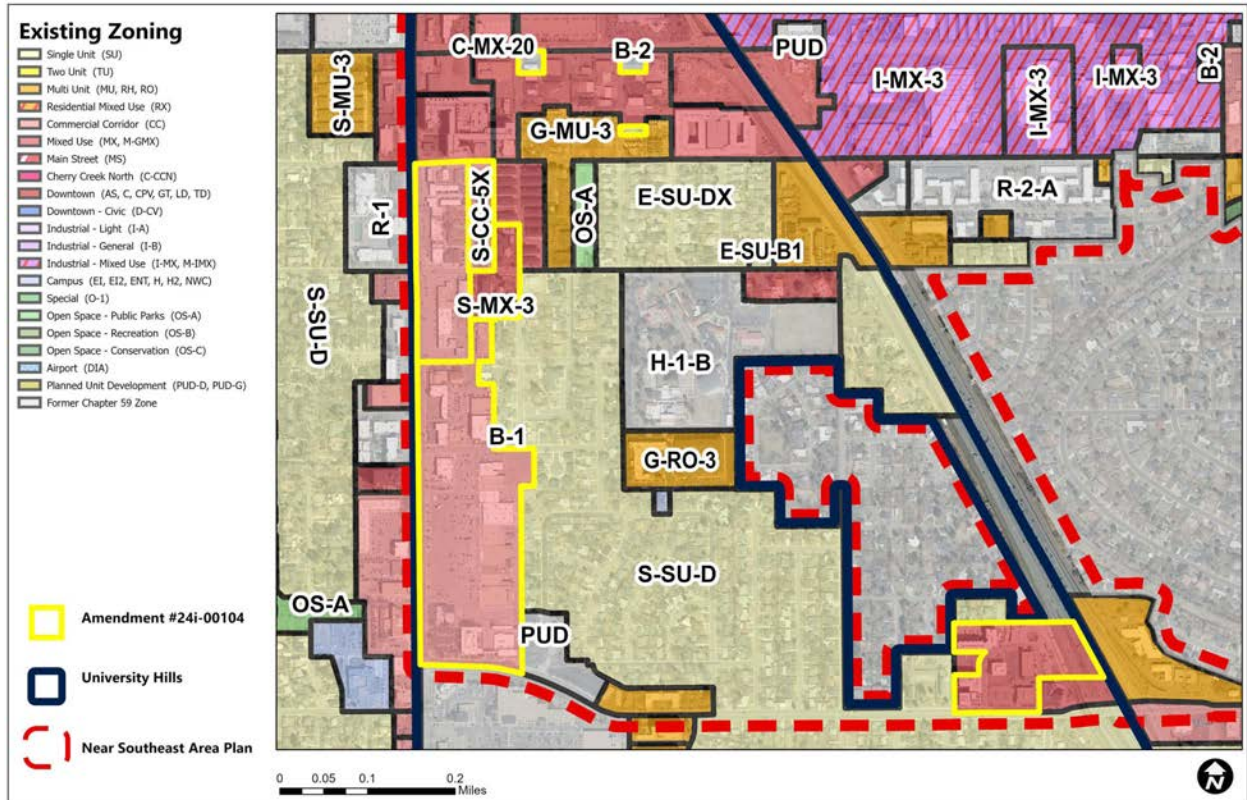


Aerial image showing all properties proposed to be rezoned in this neighborhood in yellow, neighborhood boundary in blue and Near Southeast Area Plan in dashed red.

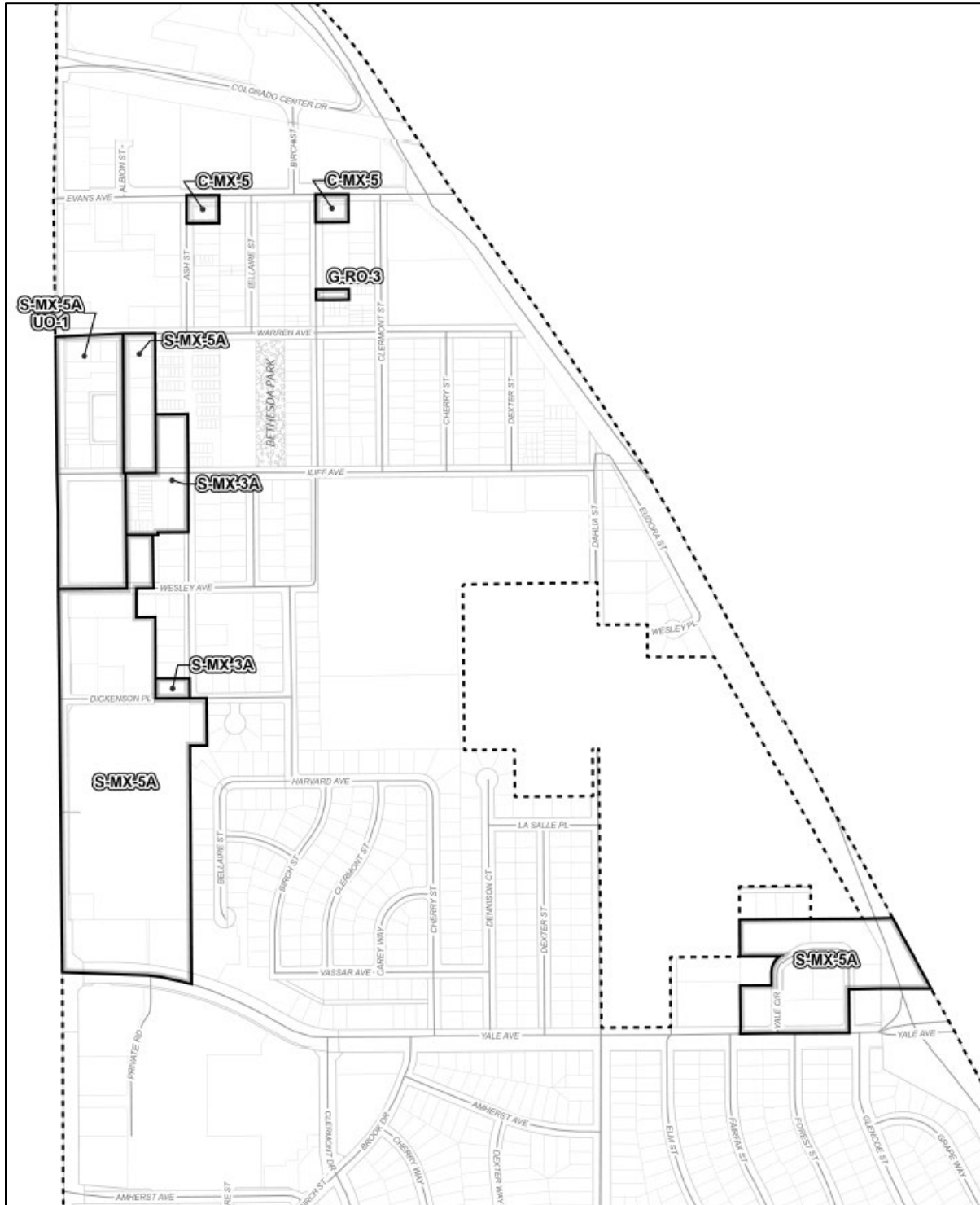
Land Use



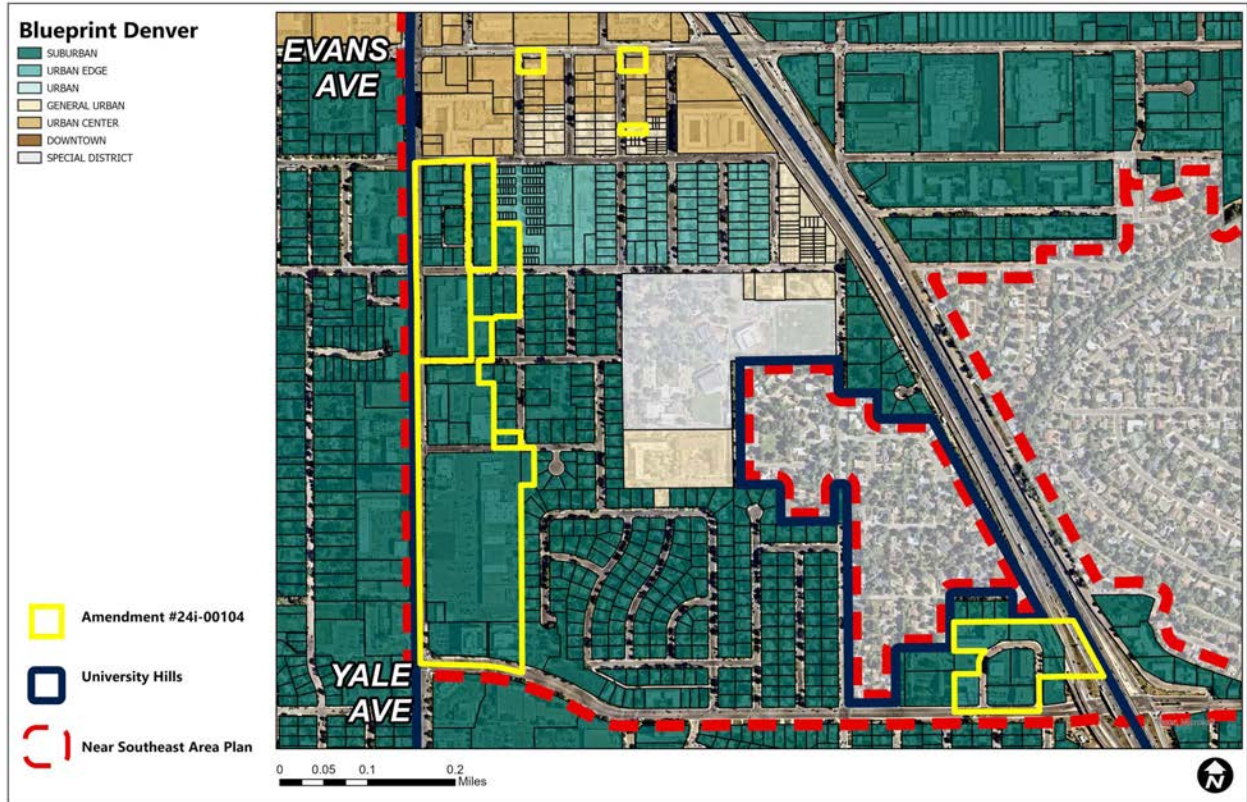
Current Zoning



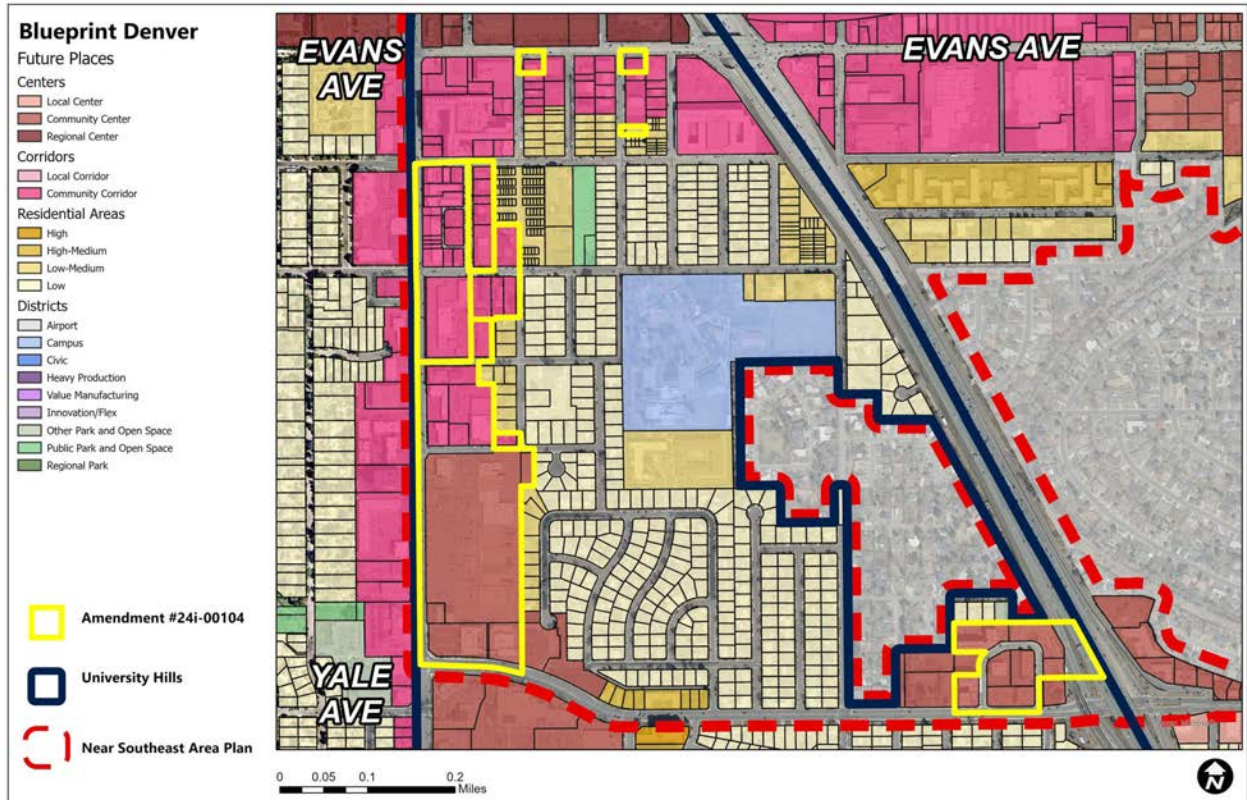
Proposed Zoning



Blueprint Denver – Neighborhood Context

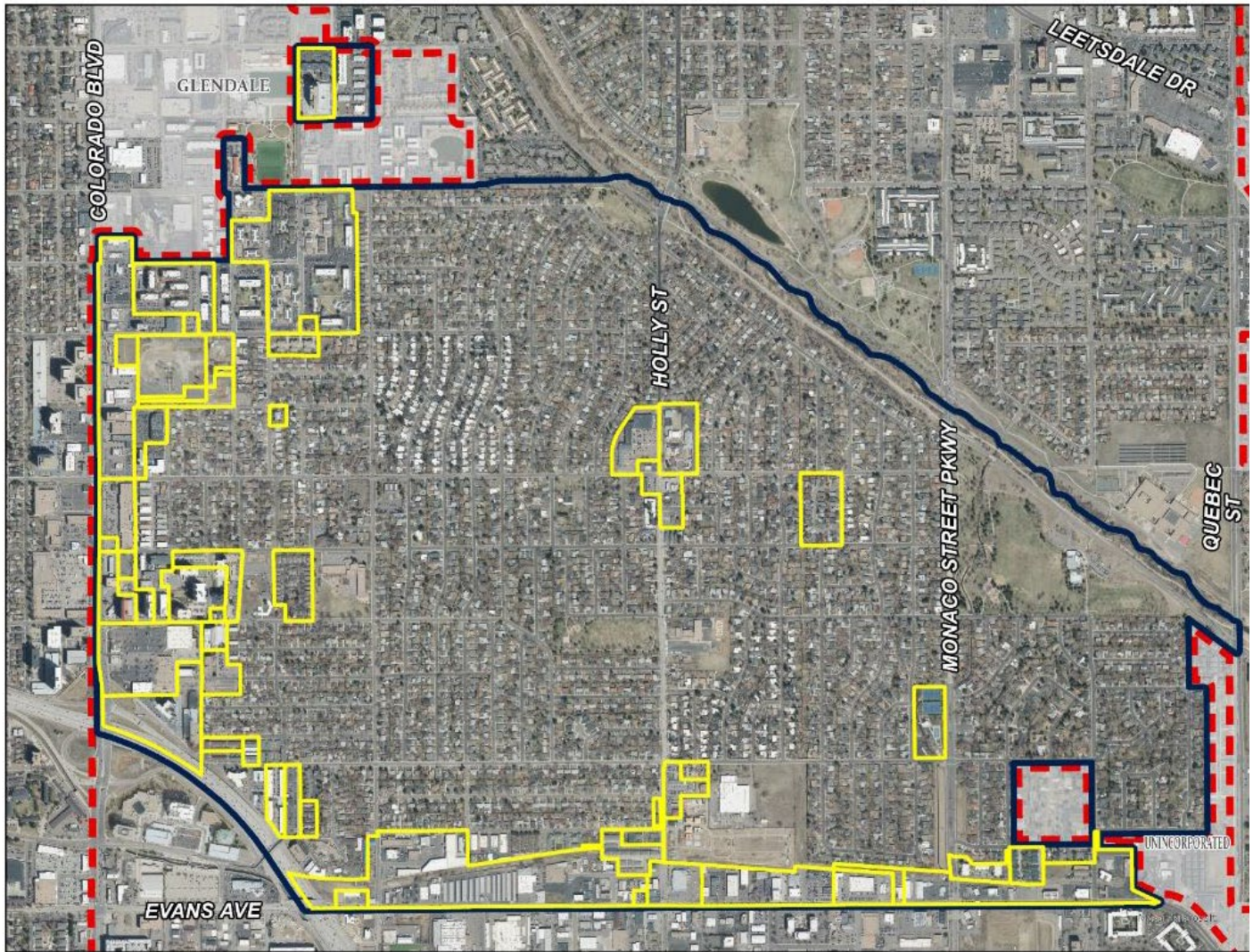


Blueprint Denver – Future Places Map



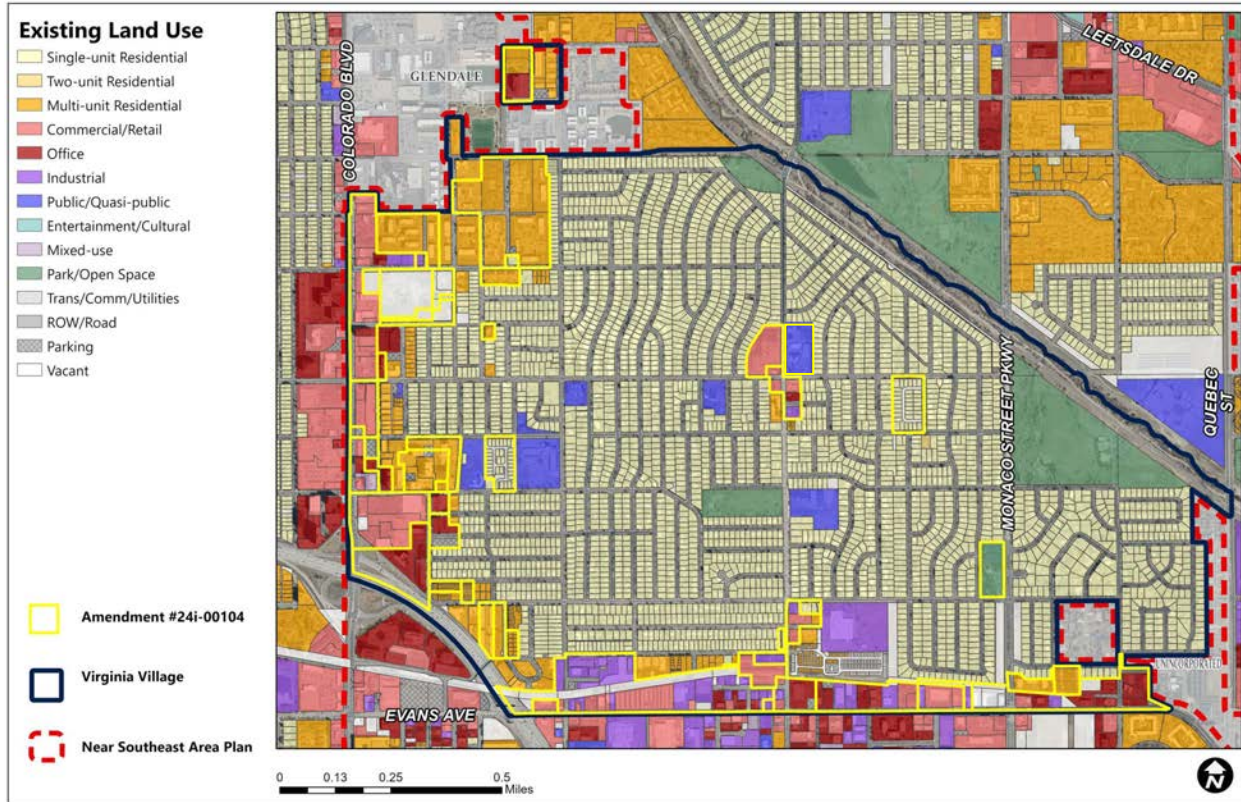
Virginia Village

Aerial

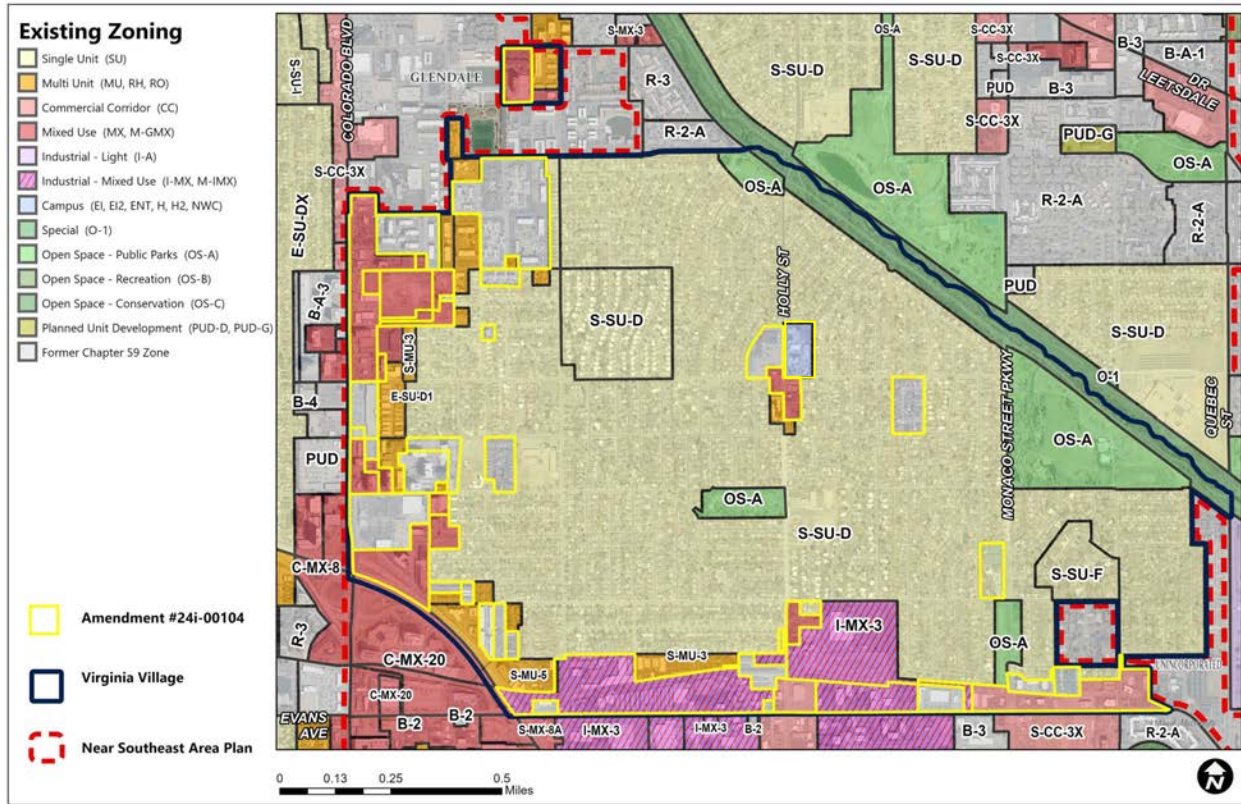


Aerial image showing all properties proposed to be rezoned in this neighborhood in yellow, neighborhood boundary in blue and Near Southeast Area Plan in dashed red.

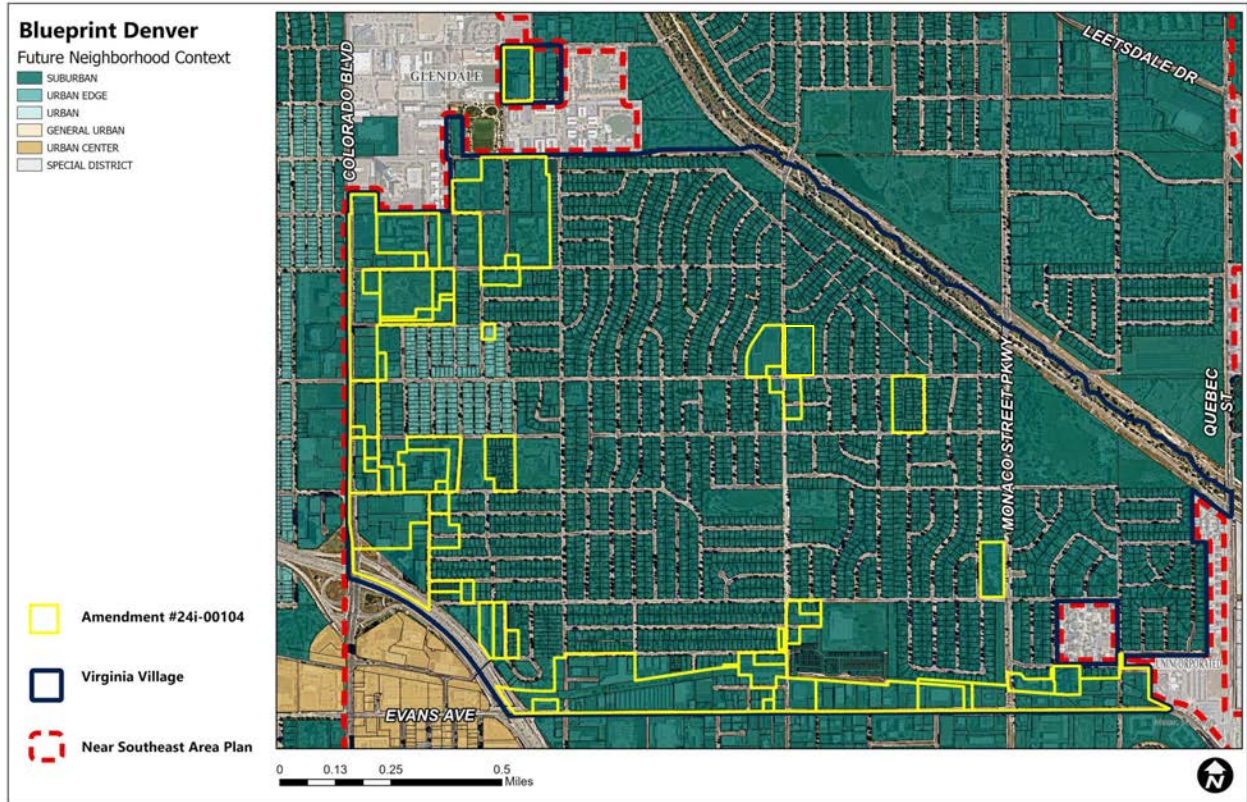
Existing Land Use



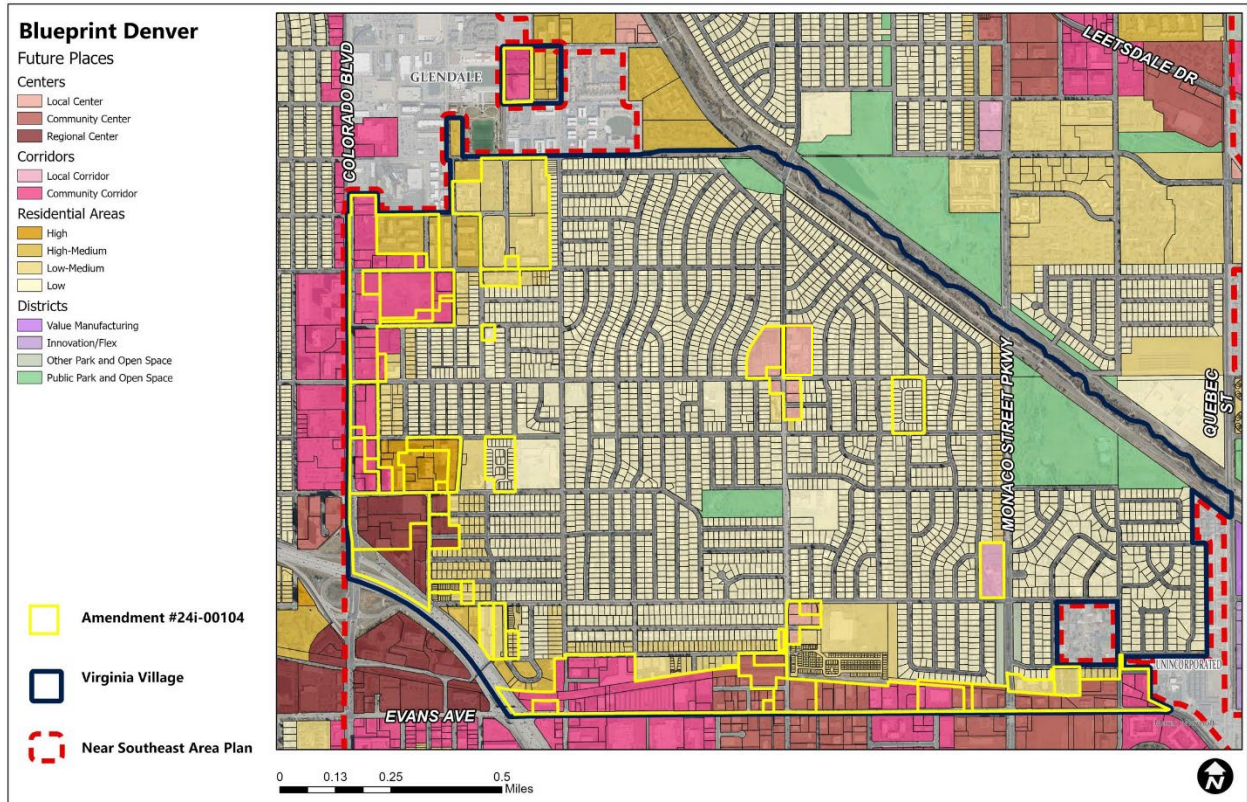
Existing Zoning



Blueprint Denver – Neighborhood Context

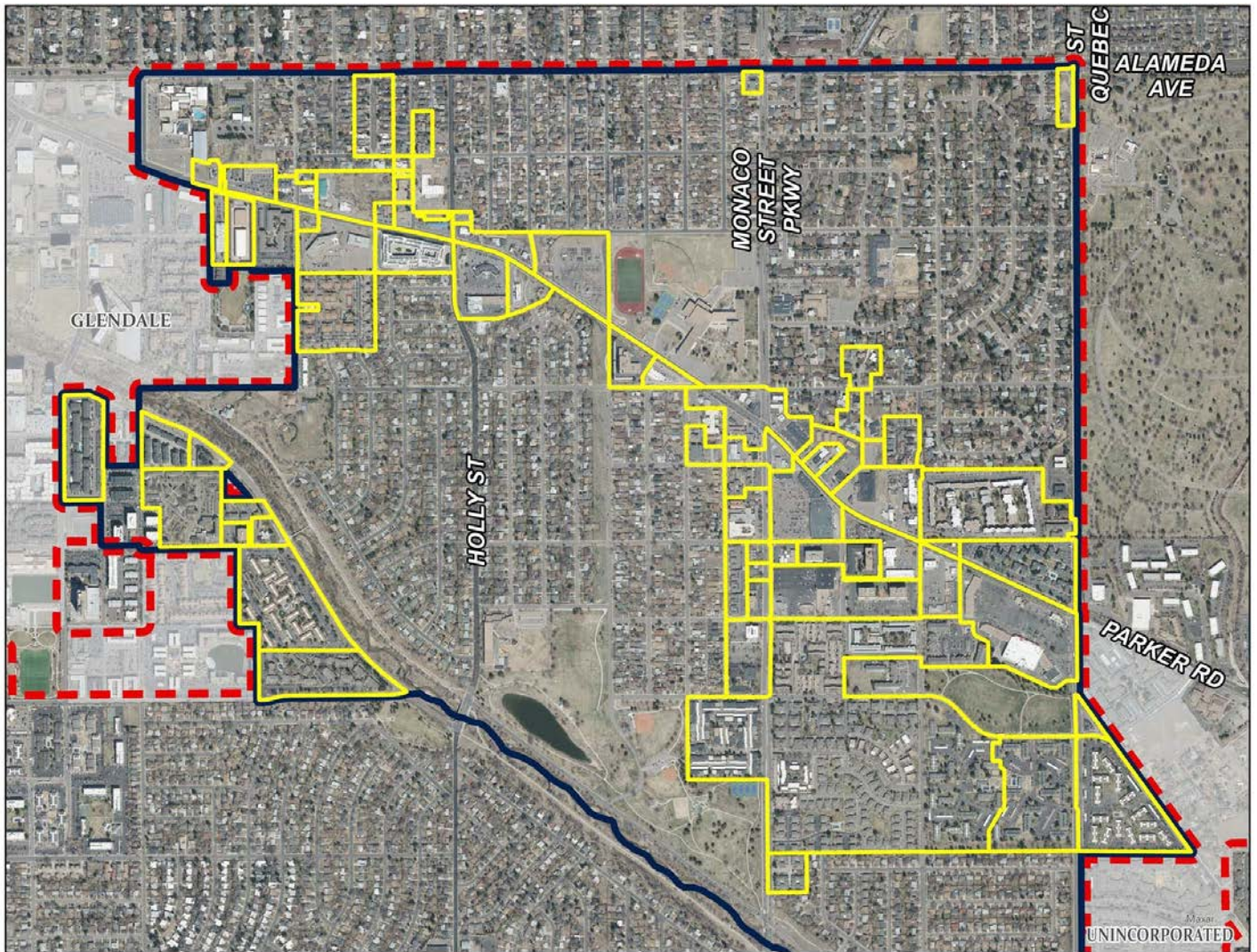


Blueprint Denver – Future Places Map



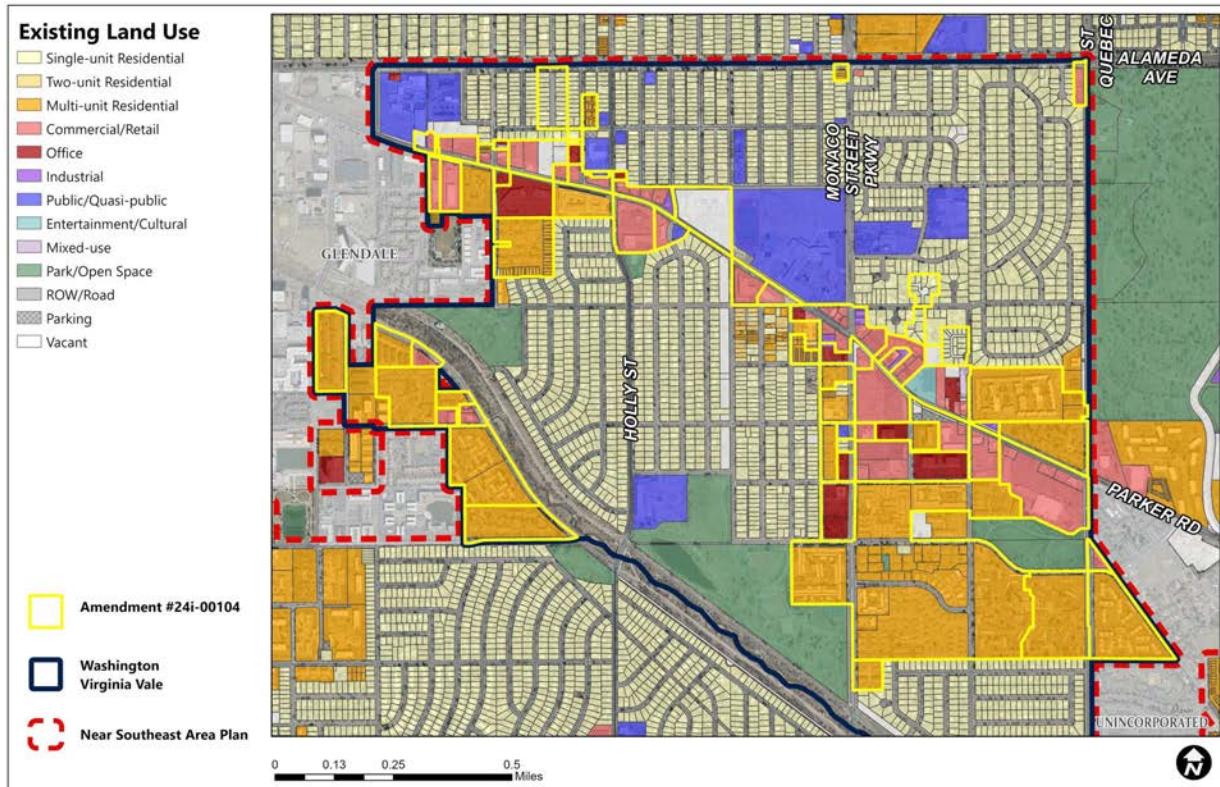
Washington Virginia Vale

Aerial

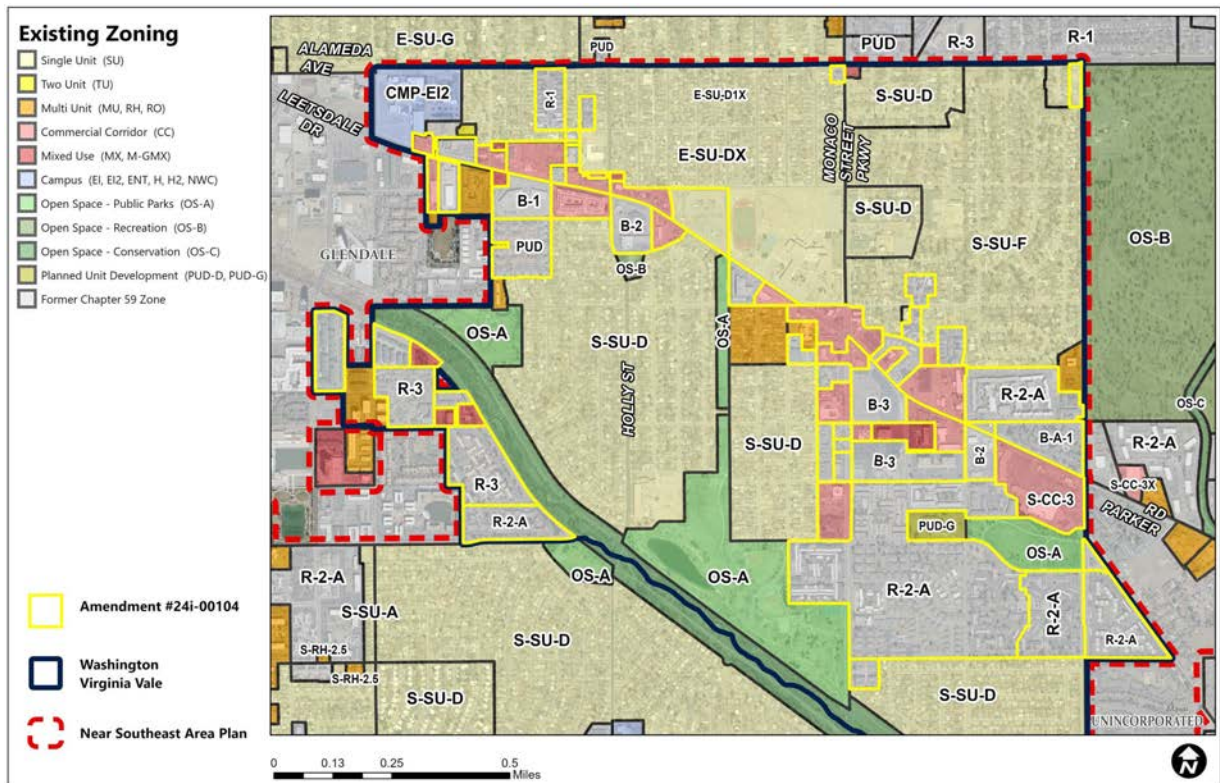


Aerial image showing all properties proposed to be rezoned in this neighborhood in yellow, neighborhood boundary in blue and Near Southeast Area Plan in dashed red.

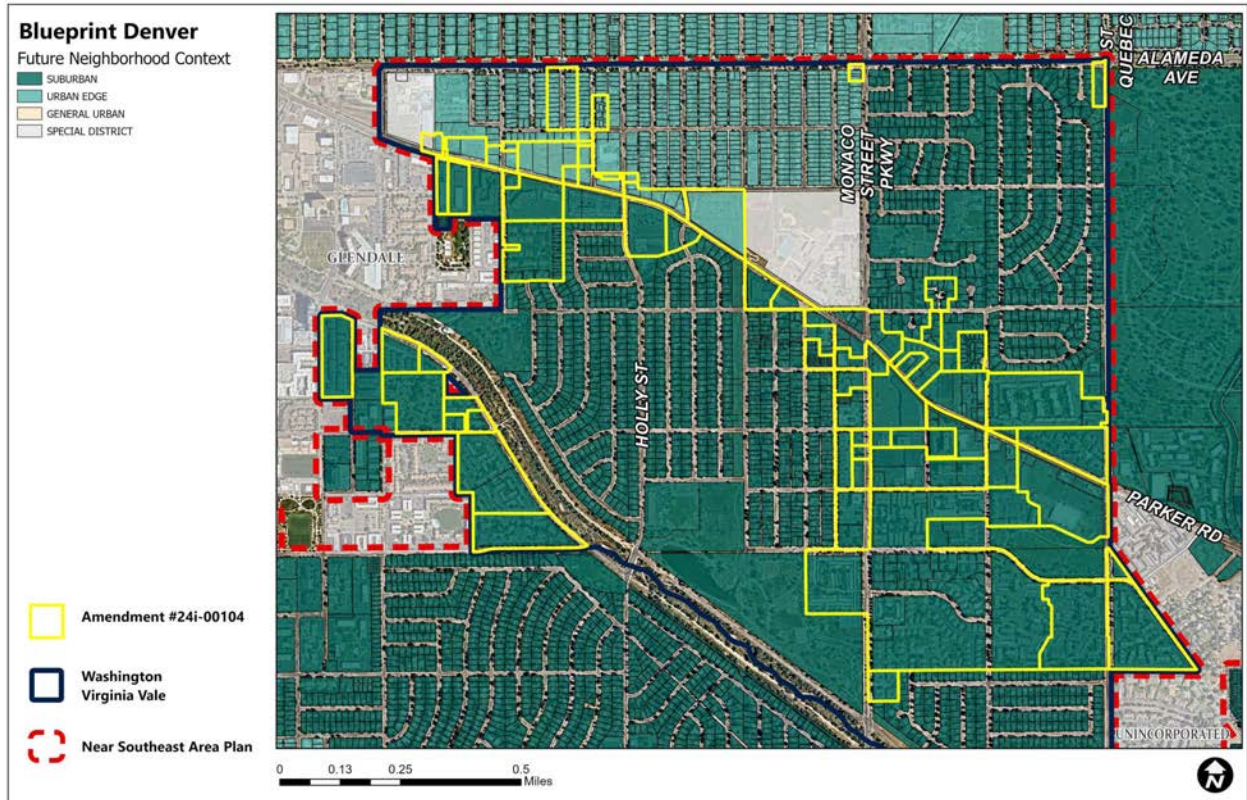
Existing Land Use



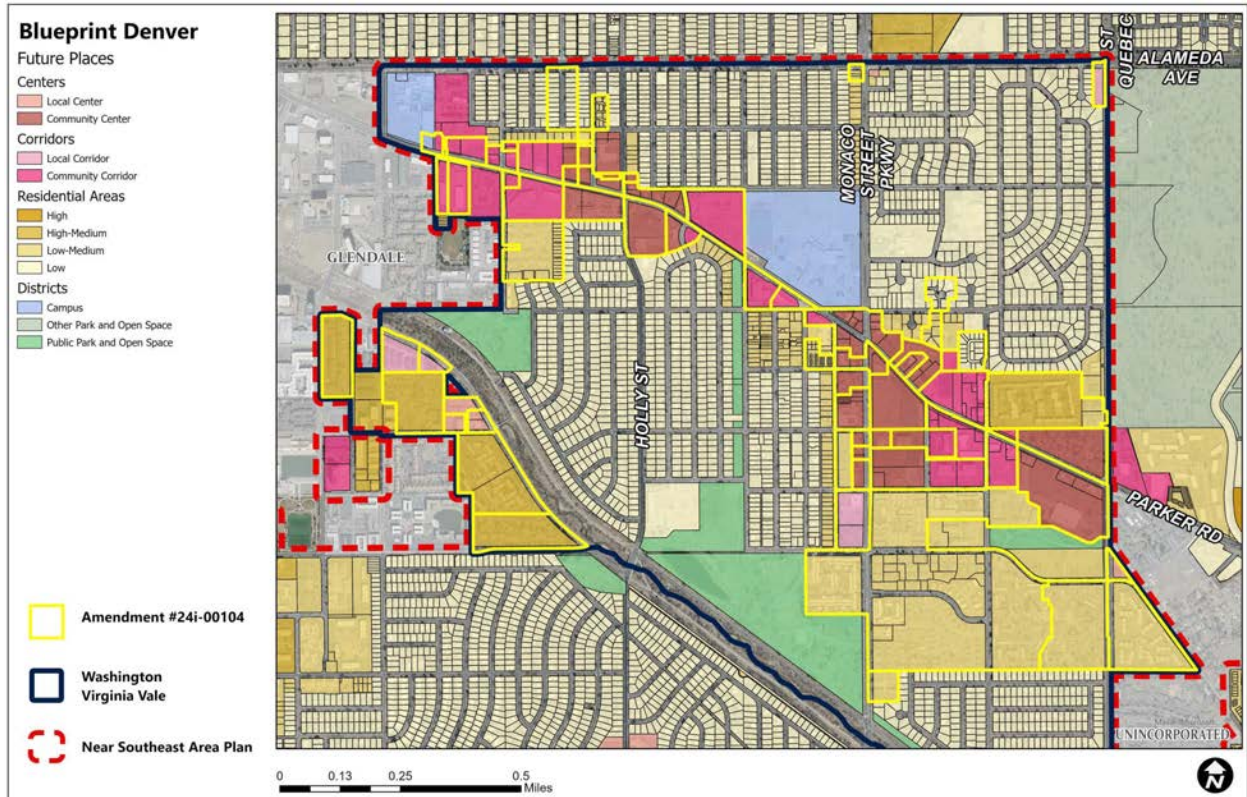
Existing Zone Districts



Blueprint Denver – Neighborhood Context



Blueprint Denver – Future Places Map



2. Public Outreach Summary

City Council members Kashmann, Romero Campbell and Sawyer and Community Planning & Development (CPD) staff spent time meeting with community members in the Near Southeast Area to share information and get feedback on the rezoning proposal to implement the Near Southeast Area Plan. Below is a table of the outreach activities with the dates they occurred:

Activity	Date
Council District 5 RNO Open House <ul style="list-style-type: none"> CPD staff attended and provided information on the NSE Legislative Rezoning 	January 30, 2024
Webpage <ul style="list-style-type: none"> Updated Near Southeast Area Plan webpage to focus on proposed rezonings www.denvergov.org/nearsoutheastplan 	March 15, 2024 – ongoing
Emails to Near Southeast stakeholders	March 15, 2024
Postcards <ul style="list-style-type: none"> Council members mailed postcards to property owners and neighbors in their districts advertising the Community Open House 	March 15, 2024
Council District 6 RNO Meeting <ul style="list-style-type: none"> Council and CPD staff met with community members of Council District 6 and presented on the proposed legislative rezoning 	March 21, 2024
Virginia Vale Community Association Annual Meeting <ul style="list-style-type: none"> CPD staff presented a summary of the proposed legislative rezoning 	April 16, 2024
Community Open House <ul style="list-style-type: none"> Council members Kashmann, Romero Campbell, and Sawyer introduced the proposal and CPD staff presented the summary of the areas under consideration for legislative rezoning to property owners and community members in Council Districts 4, 5 and 6. Over 100 people attended. Video was posted to website after the meeting. 	April 23, 2024
Council District 6 Open House	May 21, 2024
In-person Office Hours <ul style="list-style-type: none"> Cook Park Recreation Center Virginia Village Public Library 	April/May
Virtual Office Hours	April/May
Meetings and phone calls with property owners and community members	Ongoing
Postcards <ul style="list-style-type: none"> Mailed Notice of Received Application to property owners and property owners within 200 feet of the properties proposed to be rezoned 	September 12, 2024
Council District 4 Open House <ul style="list-style-type: none"> CPD staff was available to answer questions on the rezoning proposal 	October 16, 2024
Signs posted in Near Southeast Area noticing Planning Board public hearing	October 22, 2024
Postcards <ul style="list-style-type: none"> Mailed Notice for Planning Board public hearing to property owners and property owners within 200 feet of the properties proposed to be rezoned 	October 22, 2024

NEAR SOUTHEAST AREA PLAN

Plan implementation through rezoning

Join us to learn more about implementing the Near Southeast Area Plan recommendations through rezoning!

Community members shared their vision for pedestrian-friendly centers and corridors with active ground-floor commercial uses. Now, it is time to bring that vision to life.

Come join us for a Community Open House:
When? Tuesday April 23 from 5:30 to 7 P.M.
Where? Place Bridge Academy, 7125 Cherry Creek N Dr, Denver

- Learn about the rezoning proposal for Near Southeast
- Share your feedback and talk with a planner one-on-one

¡Únase a nosotros para obtener más información sobre la implementación de las recomendaciones del Plan del Área oeste mediante la rezonificación!

Los miembros de la comunidad compartieron su visión para calles principales amigable para los peatones con usos comerciales activos en la planta baja. Ahora es el momento de hacer realidad esa visión

Reunión a puertas abiertas:
¿Cuándo? Martes 23 de abril de las 5:30 a las 7 P.M.
¿Dónde? Place Bridge Academy, 7125 Cherry Creek N Dr, Denver

- Obtener más información sobre la propuesta de rezonificación
- Venga a compartir sus comentarios y a hablar con un planificador individualmente



Postcard to community members advertising the community open house

3. Legislative Rezoning Proposal



Zone Map Amendment (Rezoning) - Legislative Rezoning Proposal

SPONSOR	
Name	Council Member Diana Romero Campbell, Council Member Amanda Sawyer and Council Member Paul Kashmann
Address	1437 Bannock St
City, State, Zip	Denver, CO 80202
Telephone	(720) 337-2000
Email	district4@denvergov.org, amanda.sawyer@denvergov.org, paul.kashmann@denvergov.org
SUBJECT PROPERTY INFORMATION	
Location (include a general description of the rezoning area):	Properties located within the Near Southeast area that are currently zoned in Former Chapter 59 and properties located in mixed use areas, including certain properties along Colorado Boulevard, Leetsdale Dr, Evans Ave. and Yale Ave. <input checked="" type="checkbox"/> A complete list of addresses within the rezoning boundary (see attached)
Assessor's Parcel Numbers	<input checked="" type="checkbox"/> A complete list of parcel numbers within the rezoning boundary (see attached)
Area in Acres or Square Feet:	Aprox. ~1,107 acres
Current Zone District(s):	B-1, B-2, B-3, B-4, B-A-1, CMP-EI2, E-CC-3, E-CC-3X, E-MX-2, E-SU-DX, I-0, I-MX-3, PUD, R-1, R-2, R-2-A, R-3, R-4, R-5, R-X, S-CC-3, S-CC-3X, S-CC-5, S-CC-5X, S-MX-12, S-MX-2, S-MX-3, S-MX-5, S-MX-8, S-SU-D, UO-1, UO-2, UO-3
PROPOSAL	
Proposed Zone District(s):	S-MU-3, S-MU-5, S-MU-12, S-MX-2A, S-MX-2X, S-MX-3A, S-MX-5A, S-MX-8A, S-MX-12A, S-RH-2.5, S-SU-A, S-SU-D, S-SU-DX, S-SU-F, C-MX-5, E-MU-2.5, E-SU-DX, E-TU-B, G-RO-3, OS-A, UO-1, UO-3.
REVIEW CRITERIA (ATTACHED)	
General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7	<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.

DENVER CITY COUNCIL



DIANA ROMERO CAMPBELL
DISTRICT 4 COUNCILWOMAN

7555 E. Hampden Avenue, Suite 325
Denver, CO 80231

www.denvergov.org/district94
district4@denvergov.org | (720) 337-4444

To Whom it May Concern:

Please accept this letter of full support for the proposed proactive rezoning in the first phase of implementation of the Near Southeast Area Plan, passed by City Council in May of 2023. The plan was crafted with the guidance of a community-based steering committee after nearly two years of widespread community input.

I am excited for these legislative re-zonings as the implementation of the Near Southeast Area Plan speaks directly to the needs of the District 4 community. After years of community meetings and conversations, District 4 residents asked for maintaining the naturally occurring affordable housing, adding more accessible ways to travel through the district, connecting the street grid around public transportation, and keeping density on the transit and commercial corridors.

By proactively rezoning properties in line with the recommendations in the area plan, we hope the residents' visions for their neighborhoods are fully adopted.

I want to thank Fran Penafiel and the CPD team for their detailed work on this implementation effort. I am in full support of the proposed rezonings.

Sincerely,

A handwritten signature in blue ink that reads "Diana Romero Campbell".

Council Pro Tem Diana Romero Campbell



Amanda Sawyer
COUNCILWOMAN, DISTRICT 5

City and County of Denver
CITY COUNCIL
City and County Building
1437 Bannock Street, Room 451
Denver, CO 80202
p: 720-337-5555
denvercouncil5@denvergov.org

August 19, 2024

Community Planning and Development
City and County of Denver
201 West Colfax Avenue
Denver, CO 80202
(via E-mail)

Re: Support for the Near Southeast Area Plan (NSEAP)

To Whom It May Concern:

I am writing to express my excitement and full support for the Near Southeast Area Plan legislative re-zoning. This plan better leverages Denver's Zoning Code to protect existing affordable housing in our community and fosters responsible future development along transit corridors like Leetsdale Drive. The proposed re-zoning is crucial to achieving these favorable outcomes.

Within District 5, multiple properties developed as low-cost housing without prompting from the city. This naturally occurring, attainable housing is critical to meeting Denver's current and future housing needs. By re-zoning many of these properties to S-MU-3, we can ensure the land continues to remain housing and support the needs of our residents and local businesses.

The proposed re-zonings along Leetsdale Drive better align design outcomes with existing plans for an automobile accessible but pedestrian and transit friendly corridor. The current zoning makes walking less safe, as pedestrians often cross large parking lots and moving traffic to frequent shops and restaurants. In moving to S-MX-A, future development will place buildings and pedestrian entrances along the street, shifting parking lots to the back. This responds to the stated concerns and desires of our residents, which we heard repeatedly over the two year development of the Near Southeast Area Plan. Over time, the implementation of these corridors will improve multimodal and overall neighborhood connectivity.

In alignment with the Near Southeast Area Plan and our community's shared values, the proposed rezoning will drastically improve the quality of life for District 5 residents. This is an important step to protect and promote affordable housing and to create a safer, more accessible community. Thank you for your hard work and partnership in implementing the changes suggested by our residents.

Sincerely,

Councilwoman Amanda Sawyer



THE HONORABLE
Paul Kashmann
COUNCILMAN DISTRICT 6

City and County of Denver
CITY COUNCIL

City and County Building
1437 Bannock Street, Room 451
Denver, CO 80202
p: 720.337.6666
paul.kashmann@denvergov.org

To whom it may concern:

Please accept this letter of full support for the proposed proactive rezoning in the first phase of implementation of the Near Southeast Area Plan, passed by City Council in May of 2023. The plan was crafted with the guidance of a community-based steering committee after nearly two years of widespread community input.

Previously, completed neighborhood plans have sat on the shelf, used only as guidance in evaluating applicant rezonings. Often this guidance came along too late in the process for Council, or the community, to have meaningful input. By proactively rezoning properties in line with the recommendations in the area plan, both the community and developers have more certainty on what they can expect in future land use decisions.

I want to commend Fran Penafiel and the CPD team for their detailed work on this implementation effort.

Sincerely,

A handwritten signature in black ink that reads "Paul Kashmann".

Paul Kashmann
Denver City Council, District 6

Near Southeast Area
Proactive Rezoning
Rezoning Application – September 2024

Contents

Application Narrative	3
Review Criteria	4
Consistency with Adopted Plans	4
Comprehensive Plan 2040	4
Blueprint Denver.....	5
Near Southeast Area Plan.....	15
Uniformity of District Regulations	17
Public Health, Safety, and General Welfare	17

Application Narrative

The Near Southeast Area Plan was adopted by the Denver City Council in May 2023 and outlines a vision for the neighborhoods of Goldsmith, Indian Creek, University Hills North, Virginia Village and Washington Virginia Vale. This project seeks to implement the Plan's guidance to ensure all properties have modern zoning standards and to improve the appearance and functionality of commercial and mixed-use areas.

The proposed rezoning implements two major themes found in the Near Southeast Area Plan. First, the rezoning implements goals and policies related to improving design standards in commercial areas. Second, it brings nearly all properties within the Near Southeast Area plan into the Denver Zoning Code, implementing plan goals to remove the old Former Chapter 59 zoning. The proposal rezones 162 zone district areas and over 1,000 acres.

The improved design standards are focused in commercial areas along major roads with a Blueprint Future Place designation of either "Corridor" or "Center". The roads included in the rezoning are South Colorado Boulevard, South Holly Street, South Monaco Parkway, South Quebec Street, Leetsdale Drive, East Evans Avenue, and East Yale Avenue. Most of the properties are proposed to be rezoned into the S-MX-A zone district series, which provides design standards that "provide flexibility in building siting while supporting a consistent pattern of buildings placed closer to the street to offer an active street front" (DZC Section 3.2.4.2.E). These districts do not allow the drive-thru building forms or allow parking between buildings and the street, helping to encourage pedestrian oriented development. The S-MX-A zone districts fulfill much of the Near Southeast Area plan guidance related to improved design standards.

In addition, this part of the city has 96 instances of Former Chapter 59 zoning located throughout the plan area. The Near Southeast Area plan calls for these to be rezoned into the Denver Zoning Code to improve design standards and increase the predictability of development outcomes.

General Description	Current Zone Districts	Proposed Zone Districts
Improving design standards in commercial areas	FC 59, CC, MX, SU	S-MX-A, S-MX-X
Rezoning out of Chapter 59	Various Former Chapter 59 districts	Closest match to plan guidance

Review Criteria

Pursuant to Section 12.4.10.7 of the Denver Zoning Code, the review criteria for this rezoning request are as follows:

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 the adoption of the City's plan.

The proposed official map amendment is consistent with the City's adopted plans, as detailed below. The following adopted plans apply to this application:

- Denver Comprehensive Plan 2040
- Blueprint Denver
- Near Southeast Area Plan

Comprehensive Plan 2040

The proposed rezoning is consistent with the Denver Comprehensive Plan 2040. Some strategies that this legislative rezoning helps implement are listed below.

Vision Element: Equitable, Affordable, and Inclusive

- **Goal 1.** "Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities" (p. 28).
- **Goal 1, Strategy A.** "Increase development of housing units close to transit and mixed-use developments" (p. 28).
- **Goal 7, Strategy B.** "Prioritize infrastructure improvements that allow for residents of all abilities to access and live in any neighborhood" (p. 30).

The proposed map amendment will further the Comprehensive Plan 2040's Equitable, Affordable and Inclusive Goal to ensure all Denver residents have safe, convenient, and affordable access to basic services and a variety of amenities. The S-MX-A zone districts allow for a variety of uses including public services, cultural, commercial, and residential uses. The list of permitted uses will provide basic services and amenities to the residents in the surrounding neighborhoods. In addition, the design standards in the proposed districts will promote greater walkability and accessibility to transit and development established along the South Colorado Boulevard, South Holly Street, South Monaco Parkway, South Quebec Street, Leetsdale Drive, East Evans Avenue, and East Yale Avenue corridors.

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 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).

This proposed rezoning to S-MX-A districts is consistent with the abovementioned Strong and Authentic Neighborhoods goals to create people-oriented places that embrace community character with thoughtful transitions, aspirational design, and an engaging public realm. The proposed zone districts design standards for transparency, active use, reduced visibility of parking and building entrance locations enable the creation of an active and human-scaled experience at the street level. The application is consistent with the strategies in the Strong and Authentic Neighborhoods vision element.

Vision Element: Environmentally Resilient

- **Goal 8, Strategy A.** “Promote infill development where infrastructure and services are already in place” (p. 54).
- **Goal 8, Strategy B.** “Encourage mixed-use communities where residents can live, work and play in their own neighborhoods” (p.54)
- **Goal 8, Strategy C.** “Focus growth by transit stations and along high- and medium- capacity transit corridors” (p. 54).

The proposed legislative rezoning will promote high quality mixed-use development at infill locations where infrastructure is already in place. Portions of the requested rezoning areas currently have Former Chapter 59 zone districts and by rezoning out of Former Chapter 59 to the S-MX-A zone districts, the city is enabling mixed-use development with better design standards and a variety of uses which allow for residents to “live, work and play” in the same area, which reduces resource consumption.

Additionally, the proposed rezoning is consistent with *Comprehensive Plan 2040's* strategy of focusing growth along high and medium-capacity transit corridors. The subject area contains two high-capacity transit corridors along South Colorado Avenue and Leetsdale Drive, and three medium-capacity transit corridors along East Alameda Avenue, East Mississippi Avenue, and East Evans Avenue. The S-MX-A zone districts feature transit-supportive uses and more pedestrian-friendly design standards, promoting infill, growth, and activation along and around these transit corridors.

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 six key components of *Blueprint Denver* that apply to this rezoning proposal:

- Future neighborhood context
- Future places
- Street types
- Growth area strategy
- Plan policies and strategies
- Equity concepts

Future Neighborhood Context

In *Blueprint Denver*, future neighborhood contexts are used to help understand differences between land use, built form, and mobility, and to guide appropriate zone districts. The proposed legislative rezoning area is predominantly within the Suburban neighborhood context, though a few properties are in the Urban Edge context.

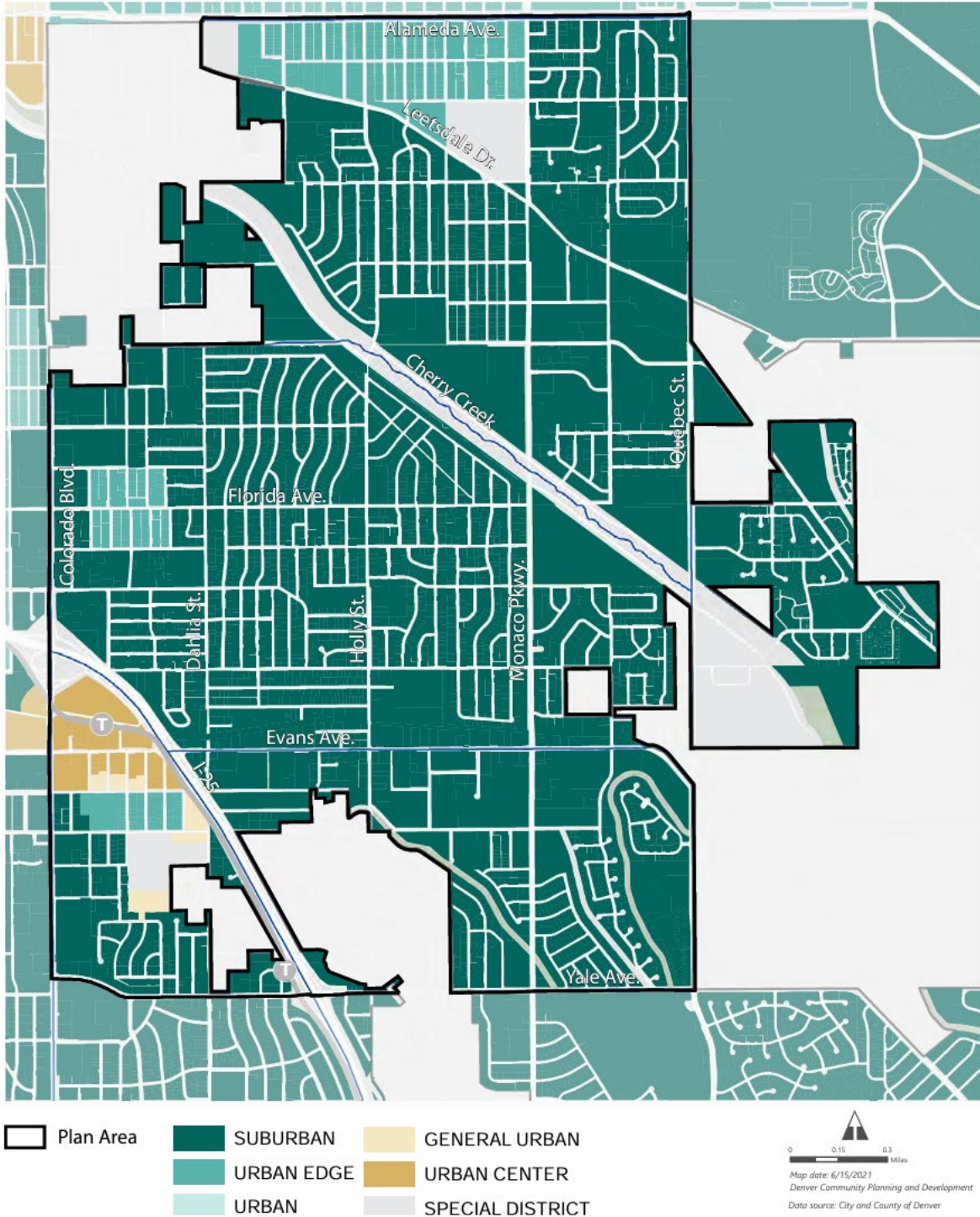
Suburban Neighborhood Context. *Blueprint Denver* describes the Suburban neighborhood context as areas that “represent(s) the most varied development in Denver’s neighborhoods. Homes in this context are largely single unit but can also include higher intensity residential. Commercial development is focused along main corridors and centers bordering residential areas. Although this context is more auto-oriented than others, there should still be quality multimodal connectivity. The aspiration of the suburban context in Denver is different than traditional suburban development of the past. Especially compared to other parts of the metro area, Denver’s suburban areas are still more urban in nature and suburban places should reflect that” (p. 189).

The request to rezone the subject areas to the S-MX-A districts, and out of the old Former Chapter 59 zoning code, will implement the aspirational vision of the suburban context in that the proposed districts are more urban in nature and the design standards support a vibrant, walkable area. The proposed rezoning is consistent with the overall intent of the neighborhood contexts map and the plan.

Urban Edge Neighborhood Context. *Blueprint Denver* describes the Urban Edge neighborhood context as areas that, “offer good walkability with short, predictable blocks. Many existing commercial developments in urban edge were established with the rise of the automobile and, as a result, are designed around single-occupancy vehicles. As these areas redevelop, they will be adapted to be more pedestrian-friendly, with buildings oriented to the public realm instead of parking lots” (p. 207).

The rezoning proposal will implement the vision of the Urban Edge neighborhood context by applying zone districts that require new buildings to be oriented towards the public realm.

Blueprint Future Neighborhood Context Map



Future Places

The proposed rezoning contains properties in the following Future Places:

Centers. “mixed-use places of different scales. They are typically oriented around a shared space or set of spaces. People often go to centers to engage in social activities and entertainment, such as shopping, dining, and cultural events. Some centers are well-connected to the local neighborhood and supported by neighborhood residents; other centers are larger, attracting people from a wide geographic area, and may require residents to take a bus, train, or a car to visit them” (p. 141).

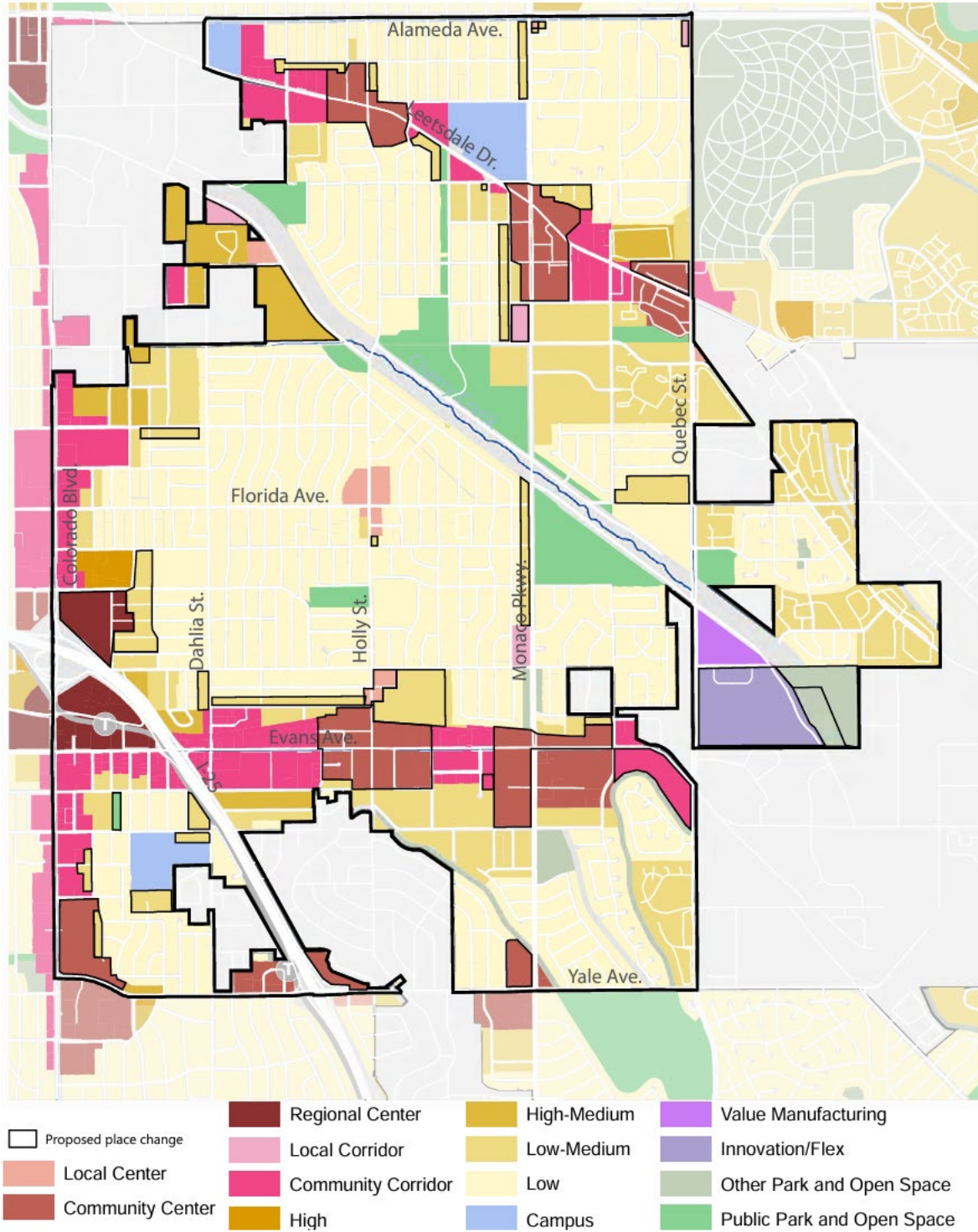
Corridors. “mixed-use places of different scales oriented along a street. They provide spaces for people to engage in social activities and entertainment, such as shopping and dining. Corridors are often embedded in neighborhoods and serve nearby residents” (p. 141).

The proposed rezoning supports the center and corridor designations found in *Blueprint Denver*. The S-MX-A zone districts allow for a mix of uses and foster the type of development envisioned by the plan.

Residential. “areas where the predominate use is residential. Although they are primarily residential, they are supported by a variety of embedded uses needed for a complete neighborhood including schools, recreation, and nodes of commercial/retail uses” (p. 141). *Blueprint Denver* describes four different types of Residential Future Places, which denote the types of buildings and height generally found in different parts of the city. These types are Low Residential, Low-Medium Residential, High-Medium Residential, and High Residential. The proposed rezoning contains properties in each of these Future Places.

The residential districts included in this proposal are predominantly Former Chapter 59 zone districts. The proposed rezoning considers the existing development on the site and the the vision described in *Blueprint Denver’s* Future Places.

Blueprint Future Places Map



Future Street Type

In *Blueprint Denver*, future street types of work in concert with future places to evaluate the appropriateness of the intensity of the adjacent development (p. 67). The three volume classifications of Local, Collector, and Arterial, are further refined by six types of surrounding context. The following Future Street Types are adjacent to the proposed legislative rezoning:

Commercial arterial. “Commercial streets typically contain commercial uses including shopping centers, auto services and offices. Buildings are often set back with onsite parking” (p. 159).

Mixed-use arterial. “Varied mix of uses including retail, office, residential and restaurants. Buildings are pedestrian-oriented, typically multi-story, usually with high building coverage with a shallow front setback. A street wall is present, but may vary” (p. 159).

Residential arterial. “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. 159).

Local Streets. “Local streets can vary in their land uses and are found in all neighborhood contexts. They are most often characterized by residential uses” (p. 161).

The proposed S-MX-A zone districts are consistent with the Future Street Types designation as they allow for a variety of commercial and residential uses. The proposed rezoning of Former Chapter 59 sites is consistent with the local street designation, as the zone districts are generally limited to residential uses.

Growth Area 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 properties are part of the “community centers and corridors” and “all other areas of the city” growth areas.

Community centers and corridors. These areas anticipate 20% of new employment growth and 25% of new housing growth in the city by 2040 (p. 51). Community Centers and Corridors are “where underutilized infill redevelopment sites can be repurposed” (p. 48-49).

The proposed map amendment to S-MX-A districts will focus pedestrian-oriented, mixed-use growth to an area where it has been determined to be most appropriate. Therefore, the requested zone districts are consistent with the *Blueprint Denver* Growth Strategy.

All other areas of the city. These areas anticipate 10% of new employment growth and 20% of new housing growth in the city by 2040 (p. 51). These areas are intended to “take a smaller amount of growth intended to strengthen the existing character of our neighborhoods” (p. 49).

The proposed replacement of Former Chapter 59 with corresponding districts in the Denver Zoning Code will ensure that any new development is consistent with the existing character of the neighborhood.

Plan Policies and Strategies

Blueprint Denver contains numerous recommendations related to pedestrian-oriented design, promotion of housing, rezoning out of the Former Chapter 59 zoning code, and the arrangement of uses in mixed-use areas. The proposed rezoning is consistent with the following policies and strategies:

Land Use & Built Form, General Policy 3. “Ensure the Denver Zoning Code continues to respond to the needs of the city, while remaining modern and flexible” (p. 73).

- **Strategy A.** “Rezone properties from the Former Chapter 59 zoning code so that the entire city is covered by the DZC, including continuing to incentivize owners to come out of the old code” (p. 73).

The proposed legislative rezoning encompasses properties with former Chapter 59 zoning that will be rezoned to standard zone districts in the Denver Zone Code and are consistent with Blueprint Denver.

Land Use and Built Form, General Policy 11. “Implement plan recommendations through city-led legislative rezonings and text amendments” (p. 79).

The purpose of this city-led legislative rezoning is to implement plan recommendations that are expressed in *Comprehensive Plan 2040*, *Blueprint Denver*, and the *Near Southeast Area Plan*.

Land Use and Built Form, Design Quality and Preservation Policy 4. “Ensure an active and pedestrian friendly environment that provides a true mixed-use character in centers and corridors” (p. 103).

The proposed S-MX-A zone districts promote active streets and pedestrian friendly mixed-use areas.

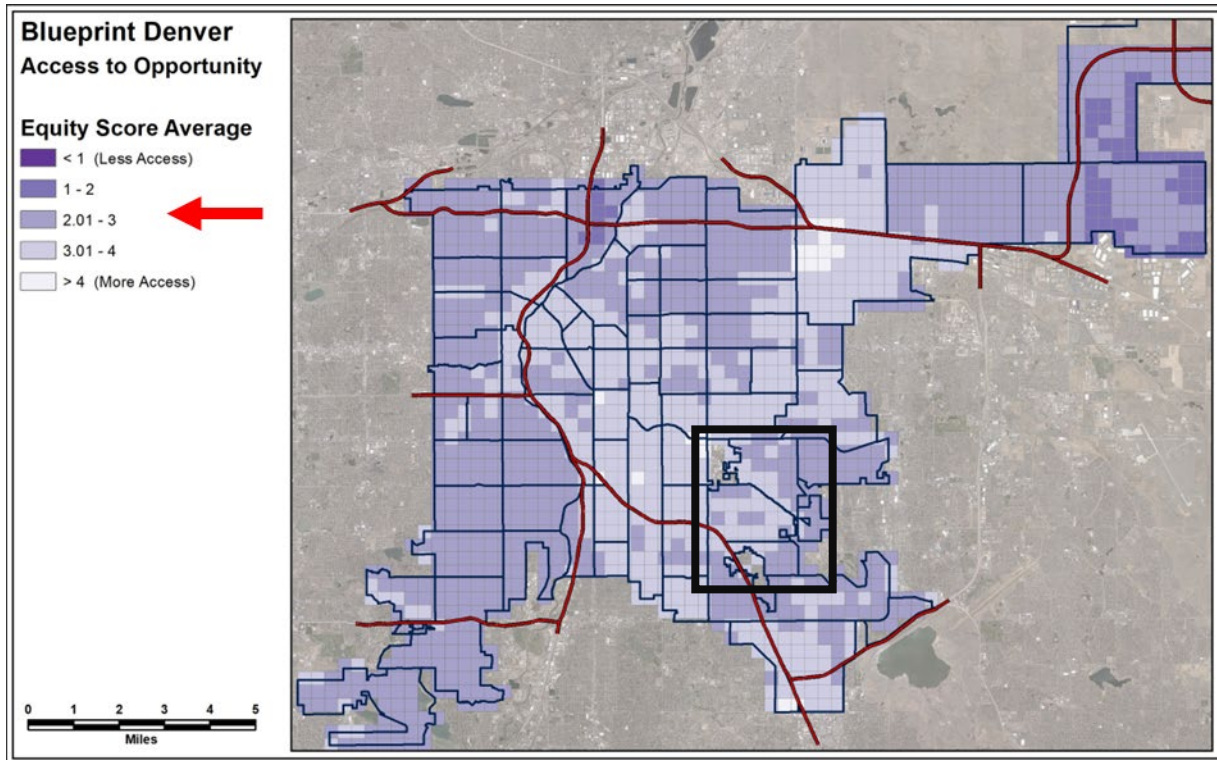
Land Use & Built Form, Design Quality & Preservation Policy 5. “Create design outcomes in suburban and urban edge contexts that promote active, pedestrian-friendly places” (p. 103).

The proposed S-MX-A zone districts have setbacks and build-to requirements that require buildings to be closer to the street and do not allow parking between the primary street and the building. This will help create pedestrian-friendly places along major corridors throughout the suburban and urban edge contexts in the *Near Southeast Plan Area*.

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 the equity concepts should be used to evaluate large area rezonings (p. 67) and therefore are applicable to this rezoning proposal. Staff uses Census-tract and neighborhood-wide data to measure these equity concepts. The information highlights what key issues or needs are present and points to potential options for improvements or mitigation.

Access to opportunity

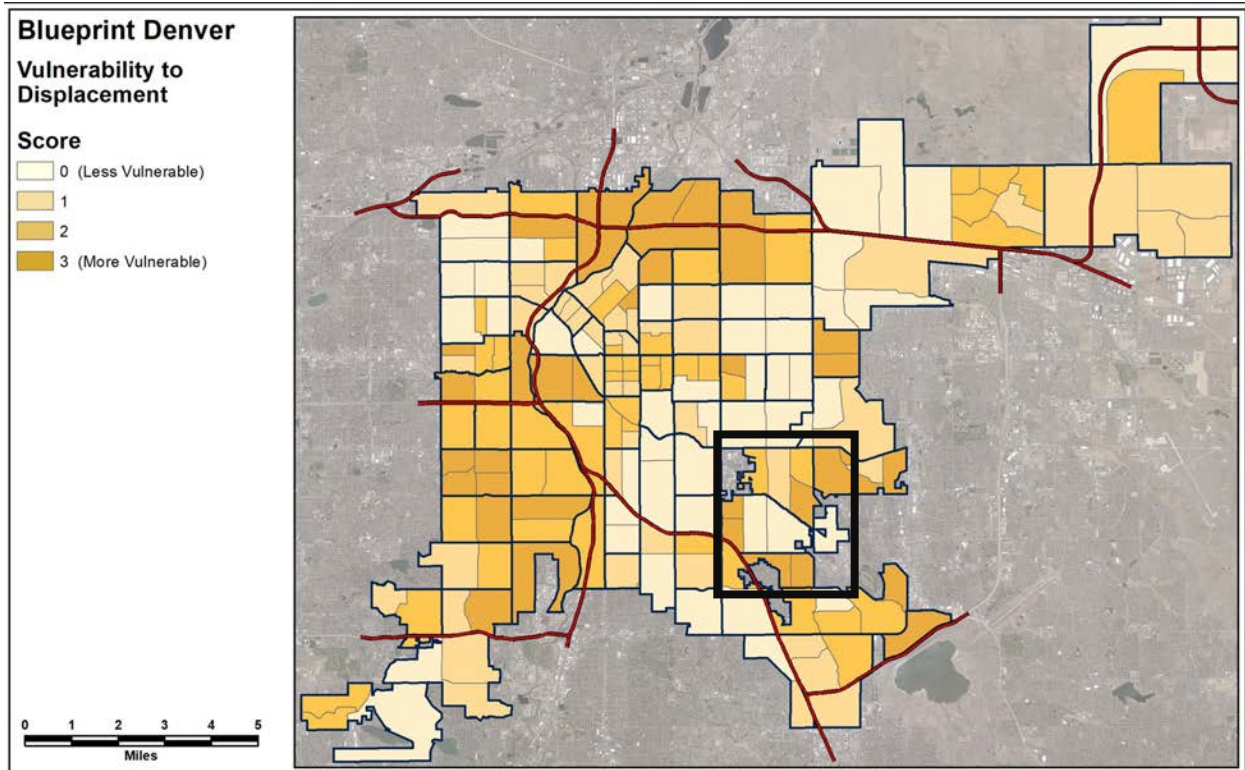


The basis for measuring access to opportunity is a composite of the neighborhood equity index developed by Denver's Department of Public Health and Environment, proximity to high-capacity and frequent transit, and access to centers and corridors. Access to opportunity helps us to consider if we are making progress towards achieving the vision for complete neighborhoods across the city.

The Near Southeast Area's average Access to Opportunity score is between 2 and 4, out of 5. The lowest scores were in the Access to Fresh Foods and Access to Transit categories. Access to Centers and Corridors, Access to Parks, and Access to Healthcare were the highest scoring categories. Access to transit is high in the southwest portion of the area, near the RTD Light Rail stations, while access to centers and corridors is lower in the interior of neighborhoods. The Neighborhood Equity Index scores, which is a measure of barriers to opportunity, vary somewhat across the area, but are generally moderate.

The proposed rezoning to S-MX-A districts, supports commercial uses in this area, which could direct growth to regional centers, community centers and community corridors with improved infrastructure and design and incorporate elements of complete neighborhoods.

Vulnerability to Displacement

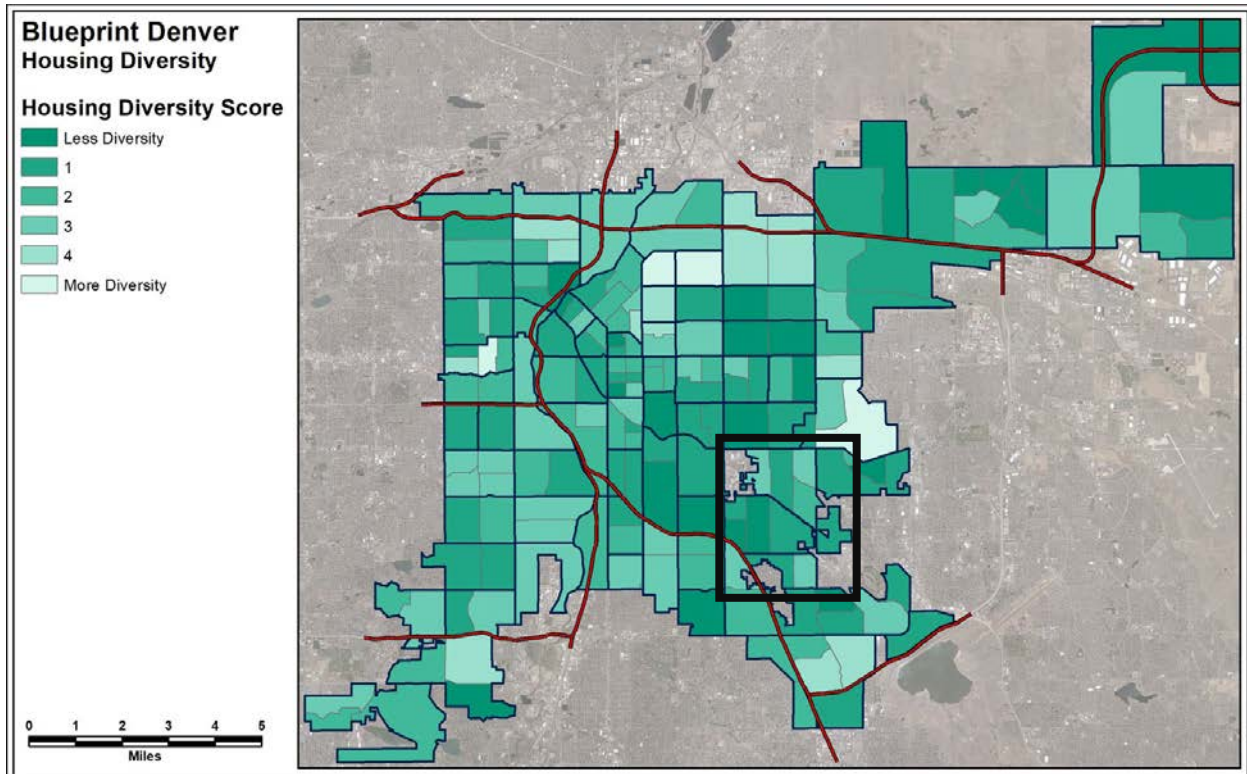


The basis for measuring vulnerability to displacement is the vulnerability to displacement index developed by the Denver Economic Development and Opportunity office. This combines data from median household income, percentage of people who rent housing, and percent of population with less than a college degree. This concept is used to stabilize “residents and businesses who are vulnerable to involuntary displacement due to increasing property values and rents” (p. 30).

The southwest and northeast portions of Near Southeast are the most vulnerable to displacement, scoring high on all three measures of the index. Indian Creek and the center of Virginia Village have relatively low vulnerability to displacement. The median household income and educational attainment metrics are considered vulnerable, while the rental occupancy is not vulnerable.

The proposed rezoning for Near Southeast would encourage a mix of commercial and residential uses, which fosters the development of local jobs.

Housing Diversity

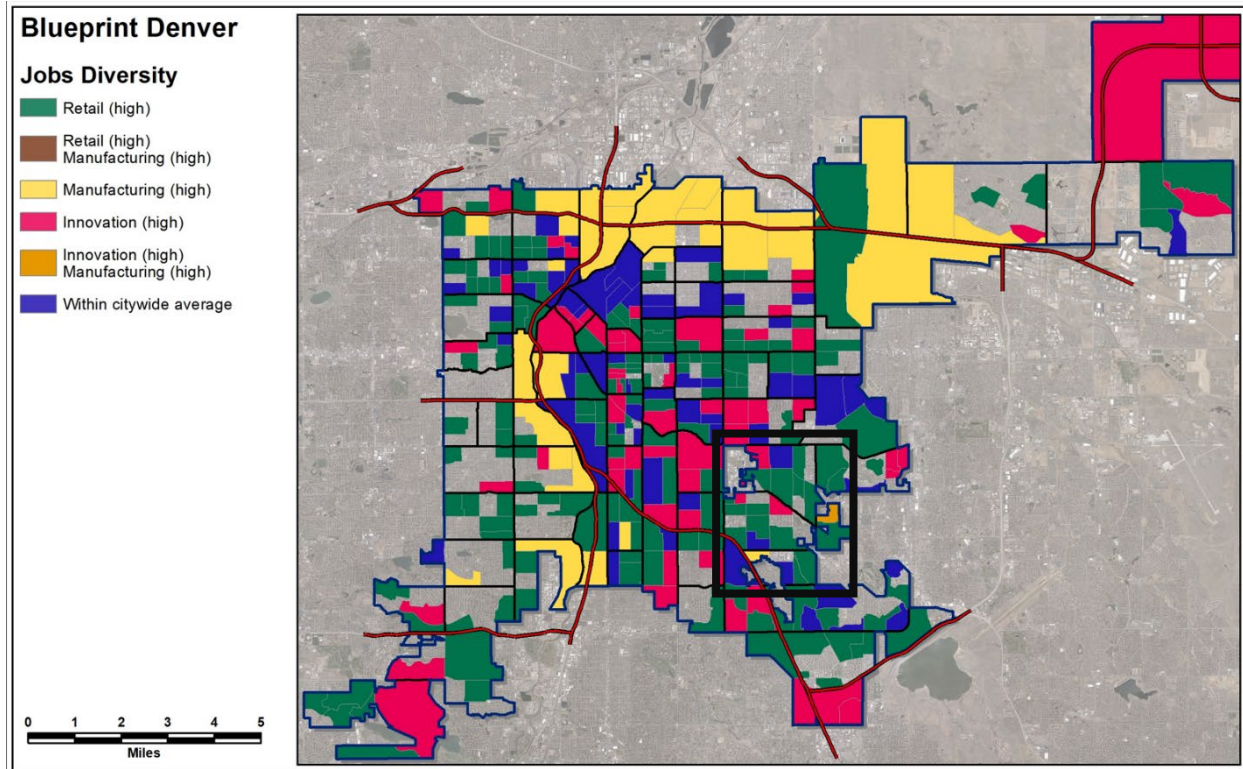


Diversity of housing and jobs captures the city's vision for complete neighborhoods with equitable access to quality employment options and housing choices that accommodate households of different ages, sizes, and incomes.

Near Southeast has relatively low housing diversity, particularly in the center of Virginia Village. University Hills North has the best housing diversity in Near Southeast, but still only scores a two out of five, scoring low in middle-density housing, rental housing, and income restricted housing.

The proposed rezoning for Near Southeast is a step into implementing the recommendations outlined in the Plan for better design outcomes in centers and corridors. New housing units would be allowed and are encouraged within mixed-use buildings with ground floor commercial uses.

Jobs Diversity



Near Southeast has low jobs diversity, with relatively few jobs and those jobs skewed to retail in most census tracts. The intensity of colors on the map indicates the number of jobs, and the areas without color do not have enough jobs to conduct the diversity analysis. Only one portion of the area, in eastern Goldsmith, has a job makeup similar to the rest of Denver, with the other parts of Near Southeast skewed primarily towards retail.

The proposed rezoning for Near Southeast would encourage a mix of commercial and residential uses, which fosters the development of local jobs.

Near Southeast Area Plan

Land Use Policy 2. “Consistent with adopted citywide policies in *Blueprint Denver* and in coordination with citywide efforts, improve design outcomes in centers and corridors to create places that reflect the character and community of Near Southeast” (p. 44-45).

- **Strategies A.** “Urban design – Transform the centers and corridors of Near Southeast into safe, welcoming, pedestrian-oriented places that are integrated with the surrounding neighborhoods and where community members can meet daily shopping needs and find dining and entertainment options. Accomplish these goals through updates to zoning standards, creation of design standards and guidelines, and infrastructure investments” (p. 44-45).
 - “Locate new buildings closer to the street to create a sense of enclosure and human scale in mixed-use areas while still allowing for wide sidewalks, landscaping, and amenity space between the street and buildings” (p. 44-45).

- “Prohibit parking between buildings and the street through rezonings, changes to zoning standards, design standards and guidelines, or other tools” (p. 44-45).
- “Consider improving ground-floor transparency and active use requirements to improve pedestrian friendliness and provide direct, clearly identifiable pedestrian entrances directly from the sidewalk” (p. 44-45).
- **Strategies B.** “New mixed-use design – Require high-quality design for new construction and renovations in centers and corridors” (p. 44-45).
 - “Apply appropriate zone districts to centers and corridors, such as S-MS, S-MS-A, S-MX and S-MX-A districts. S-CC districts are not appropriate in Near Southeast” (p. 44-45).
 - Prohibit auto-oriented building forms, such as drive-thrus, car washes and gas stations” (p. 44-45).

The development standards found within the S-MX-A zone districts implement many of the design improvements called for in Land Use Policy 2. The proposed zone districts design standards for transparency, active use, reduced visibility of parking and building entrance locations enable the creation of an active and human-scaled experience at the street level.

Land Use Policy 4. “Provide opportunities for community members to easily access goods and services, gathering places, and dining and entertainment options by strengthening existing and creating new local centers and corridors in Near Southeast” (p. 47).

- **Strategy A.** “Local center development – Facilitate the evolution of the Florida and Holly and Jewell and Holly local centers into more pedestrian-friendly community gathering places with a wider variety of uses. Accomplish these goals through updates to zoning standards, creation of design standards and guidelines, rezonings and infrastructure investments” (p. 47).
- **Strategy C.** “New local centers and corridors – Improve access to community services by adding new local centers and corridors adjacent to existing residential areas through the conversion of vacant institutional uses, outdated auto-oriented uses or in other areas designated as a Local Center” (p. 47).

The proposed rezoning includes centers at Florida and Holly and Jewell and Holly. The proposed S-MX-A and S-MX-X zone districts will help to facilitate their evolution, while requiring pedestrian-oriented design. When the current auto-oriented and vacant institutional uses redevelop, they will be required to follow these new standards.

Land Use Policy 5. “Improve access to housing, jobs, shopping, dining, entertainment, and transit by developing and redeveloping regional and community centers into mixed-use destinations for the Near Southeast community” (p. 47).

- **Strategy A.** “Center development – Transform the Community and Regional Centers into walkable, mixed-use community destinations by connecting new public street grids where necessary and encouraging a variety of uses, including residential, office, retail, dining and entertainment” (p. 47).

The development standards found within the S-MX-A zone districts will help transform Community Centers along Leetsdale Drive, Evans Avenue, Yale Avenue, Colorado Boulevard, and Monaco Parkway into walkable, mixed-use destinations and allow a mix of uses.

Land Use Policy 10. “Improve development regulations in Near Southeast to achieve the plan vision by bringing properties into the Denver Zoning Code, improving sustainability, and reducing climate impact” (p. 64).

- **Strategy A.** “Consistent with adopted citywide policies in Blueprint Denver and in coordination with citywide efforts, continue updating and improving zoning regulations” (p. 64).
 - “Encourage rezoning properties out of Former Chapter 59 and into the Denver Zoning Code to improve design outcomes, equity, and responsiveness to evolution in zoning regulations” (p. 64).

This proposal includes 96 instances of Former Chapter 59 zoning that will be rezoned to standard zone districts in the Denver Zone Code, which will improve design outcomes, equity, and responsiveness to evolution in zoning regulations.

Uniformity of District Regulations

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.

The proposed rezonings will result in the uniform application of zone district building form, use, and design regulations.

Public Health, Safety, and General Welfare

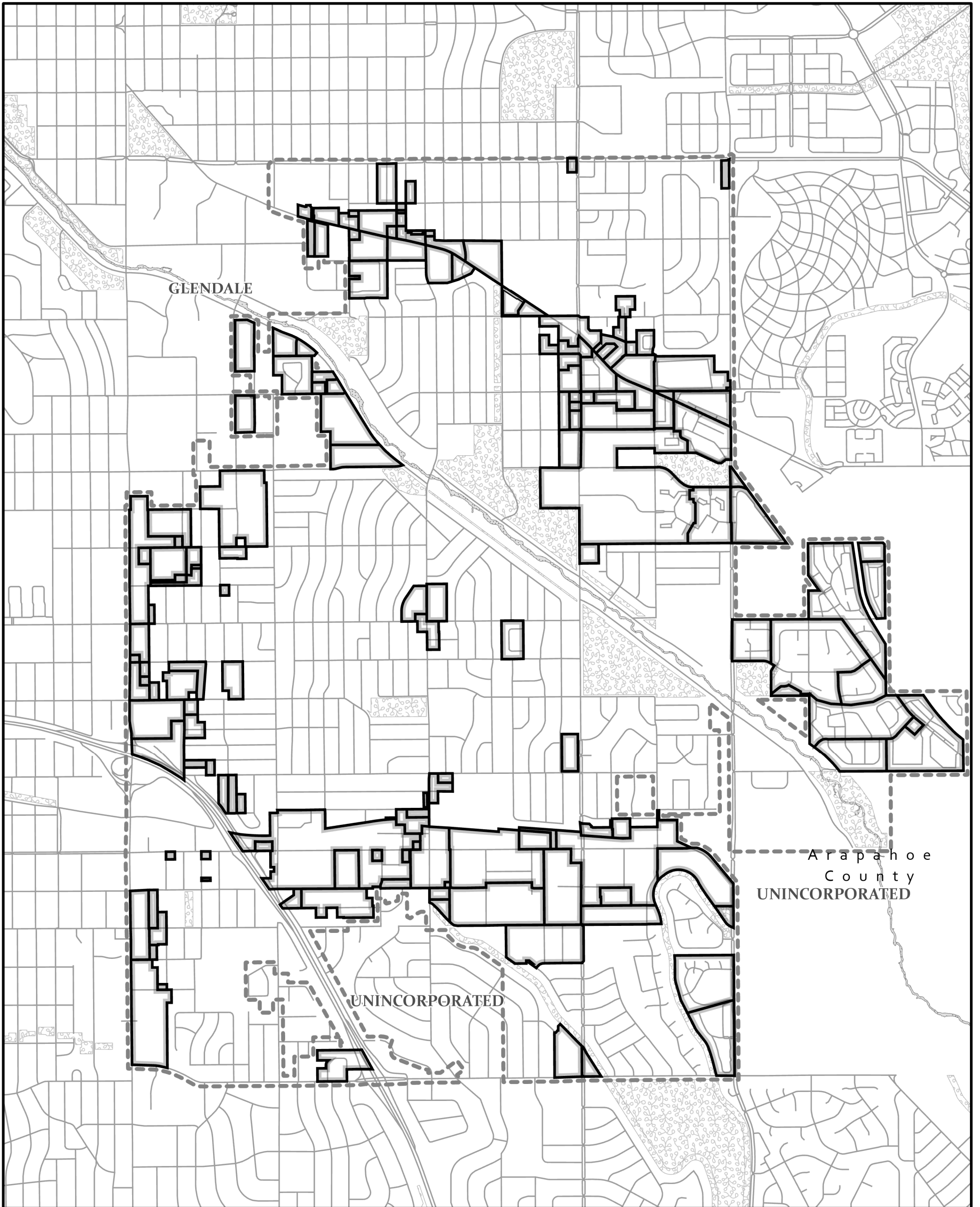
The proposed official map amendment furthers the public health, safety, and general welfare of the City.

The proposed rezoning furthers the public health, safety, and general welfare of the City because it directly implements adopted policy from *Comprehensive Plan 2040*, *Blueprint Denver*, and the *Near Southeast Area Plan*.

4. Legislative Map Exhibit Series

Zone Map Amendment #24i-00104 Near Southeast

Community Planning & Development
October 2024



N




0 0.17 0.35 0.7
Miles

 Zone Map Amendment #24i-00104

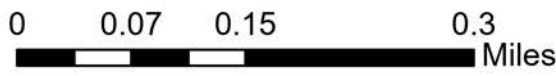
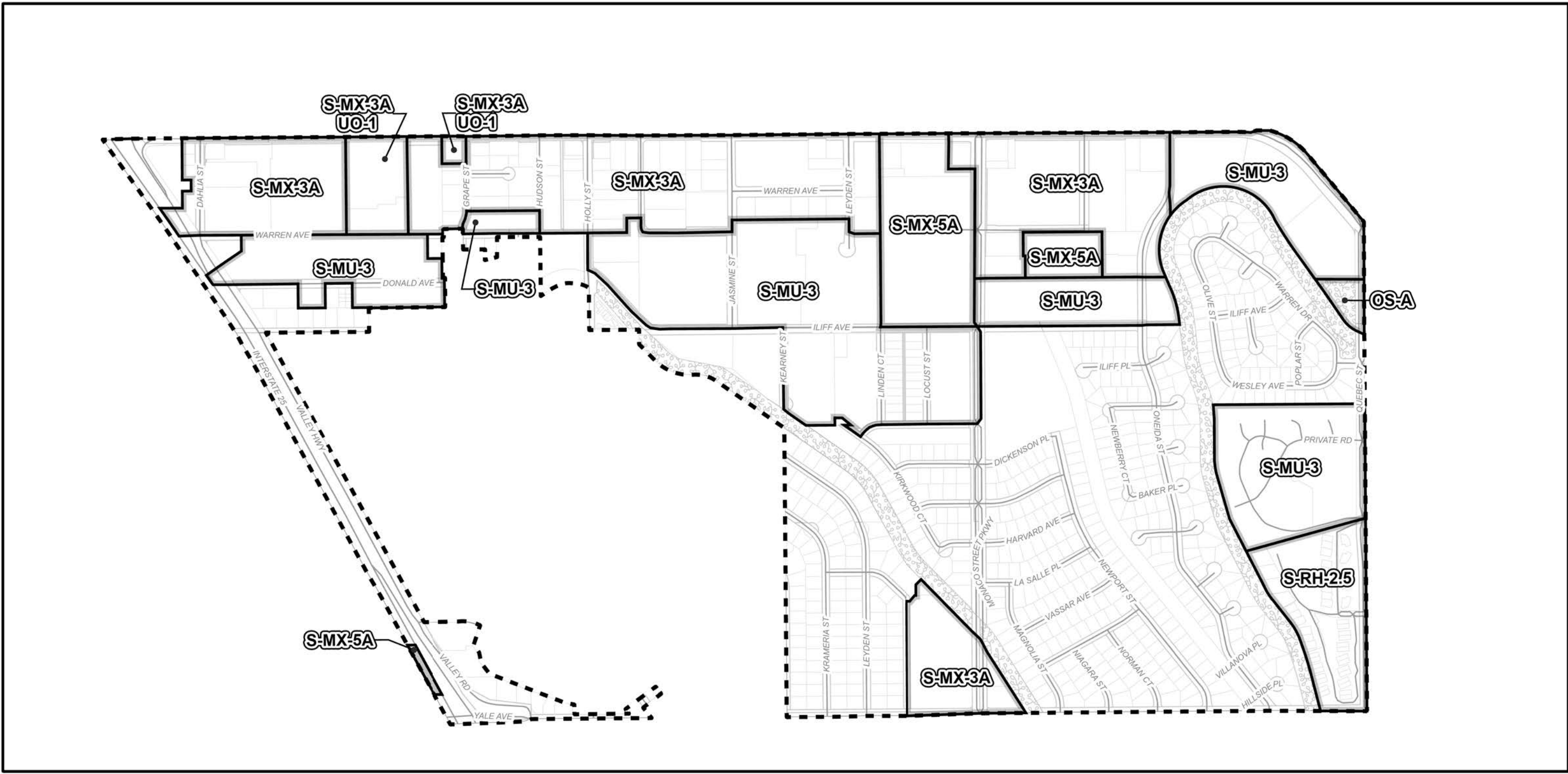
 Park






 Near Southeast Area Plan

 River

 Street

City and County of Denver Disclaimer: The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. THE INFORMATION IS PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE FITNESS FOR A PARTICULAR USE. NOT FOR ENGINEERING PURPOSES.



-  Zone Map Amendment #24i-00104
-  Goldsmith Neighborhood
-  Street
-  Parcel
-  Park

Zone Map Amendment #24i-00104 Goldsmith Neighborhood

Community Planning & Development
October 2024

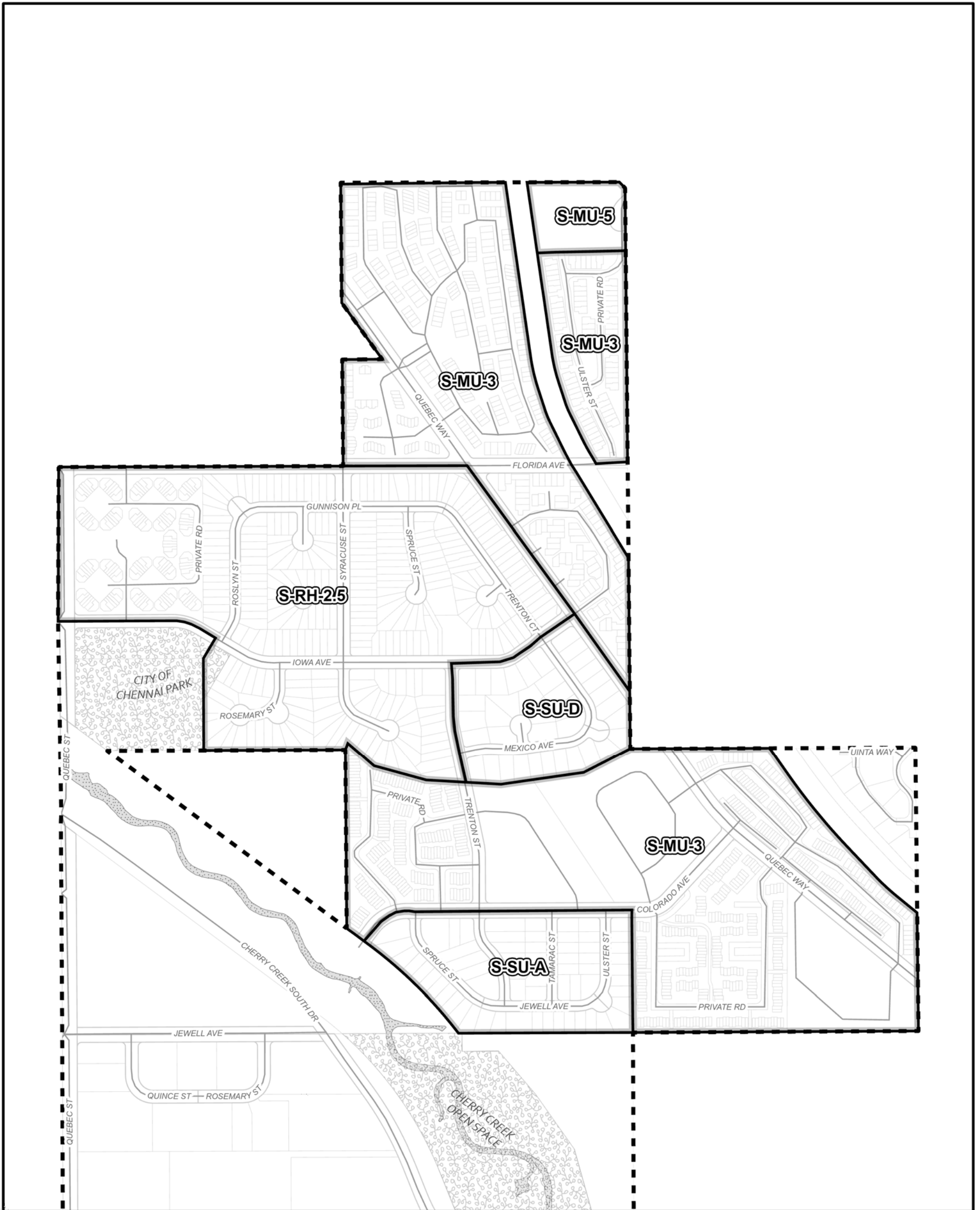
City and County of Denver Disclaimer: The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. THE INFORMATION IS PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE FITNESS FOR A PARTICULAR USE. NOT FOR ENGINEERING PURPOSES.



Zone Map Amendment #24i-00104

Indian Creek Neighborhood

Community Planning & Development
October 2024



N



0 0.05 0.1 0.2 Miles



Zone Map Amendment #24i-00104



Indian Creek Neighborhood



Street



Parcel



Park



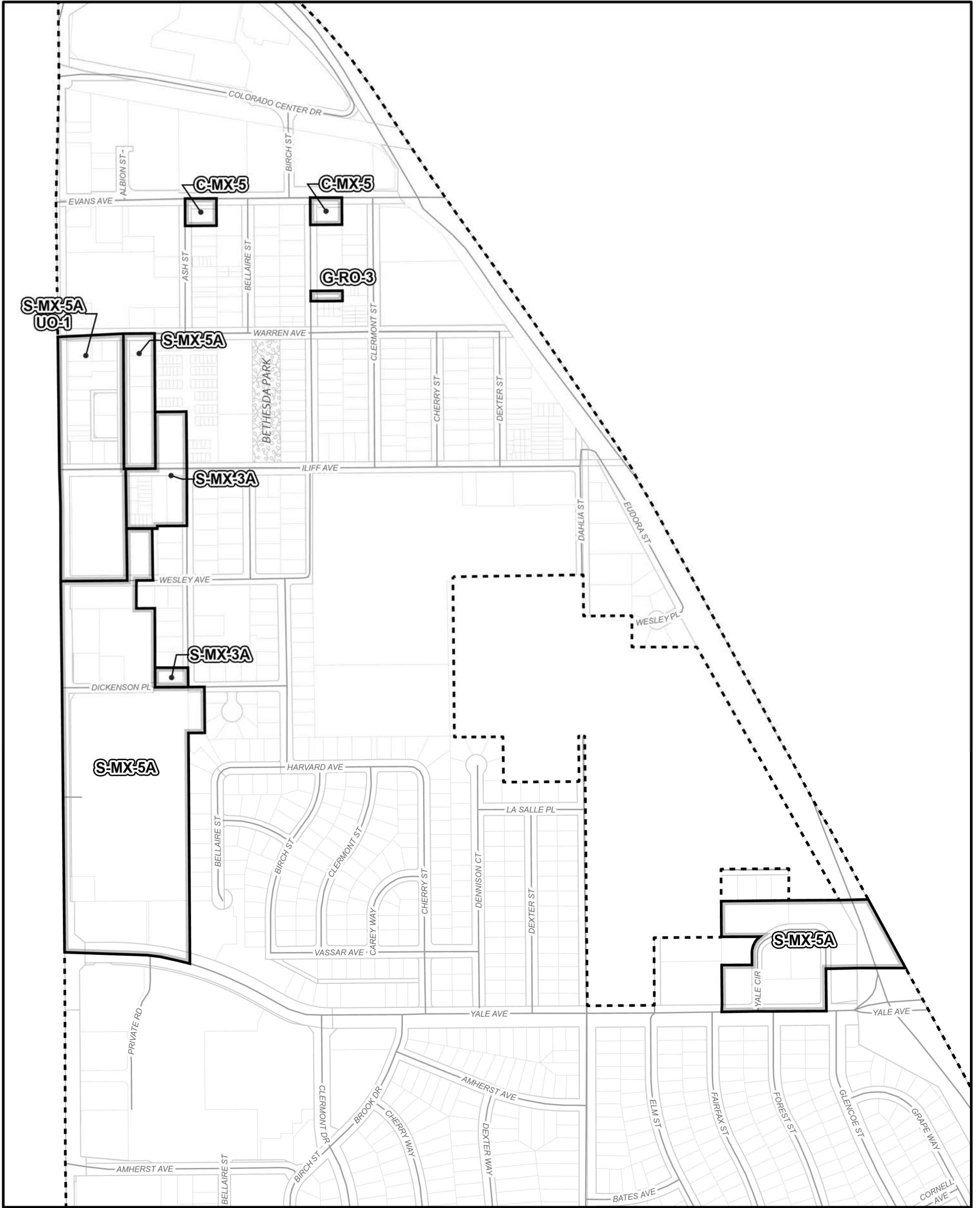
River

City and County of Denver Disclaimer: The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. THE INFORMATION IS PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE FITNESS FOR A PARTICULAR USE. NOT FOR ENGINEERING PURPOSES.

Zone Map Amendment #24i-00104

University Hills Neighborhood

Community Planning & Development
October 2024



N



0 0.05 0.1 0.2 Miles



Zone Map Amendment #24i-00104



Parcel



University Hills Neighborhood



Park

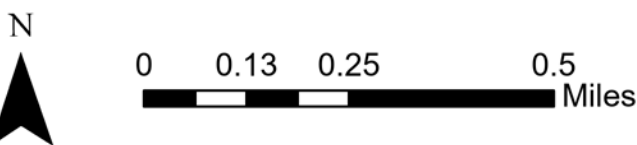
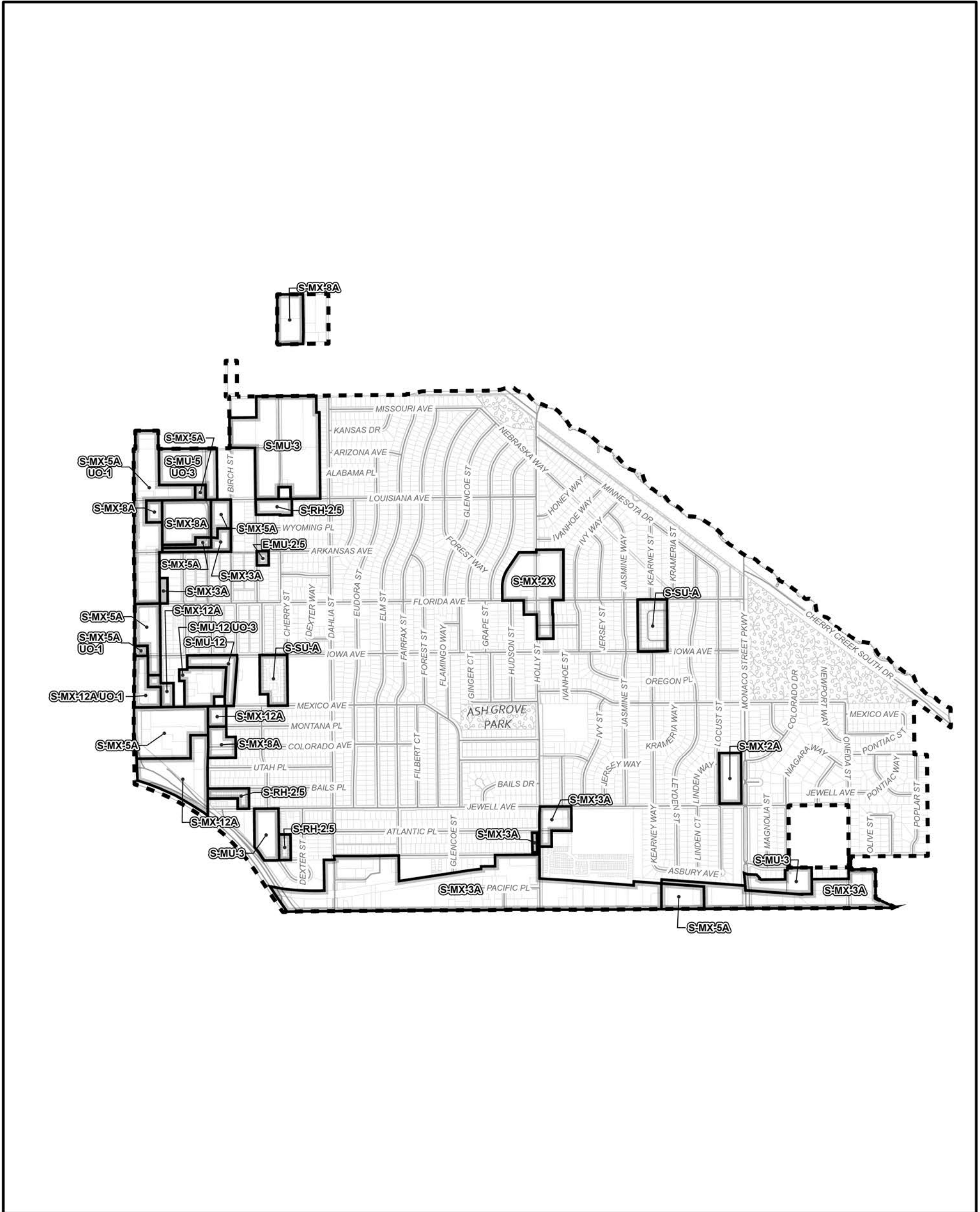
— Street







City and County of Denver Disclaimer: The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. THE INFORMATION IS PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE FITNESS FOR A PARTICULAR USE. NOT FOR ENGINEERING PURPOSES.

Zone Map Amendment #24i-00104

Virginia Village Neighborhood

Community Planning & Development
October 2024



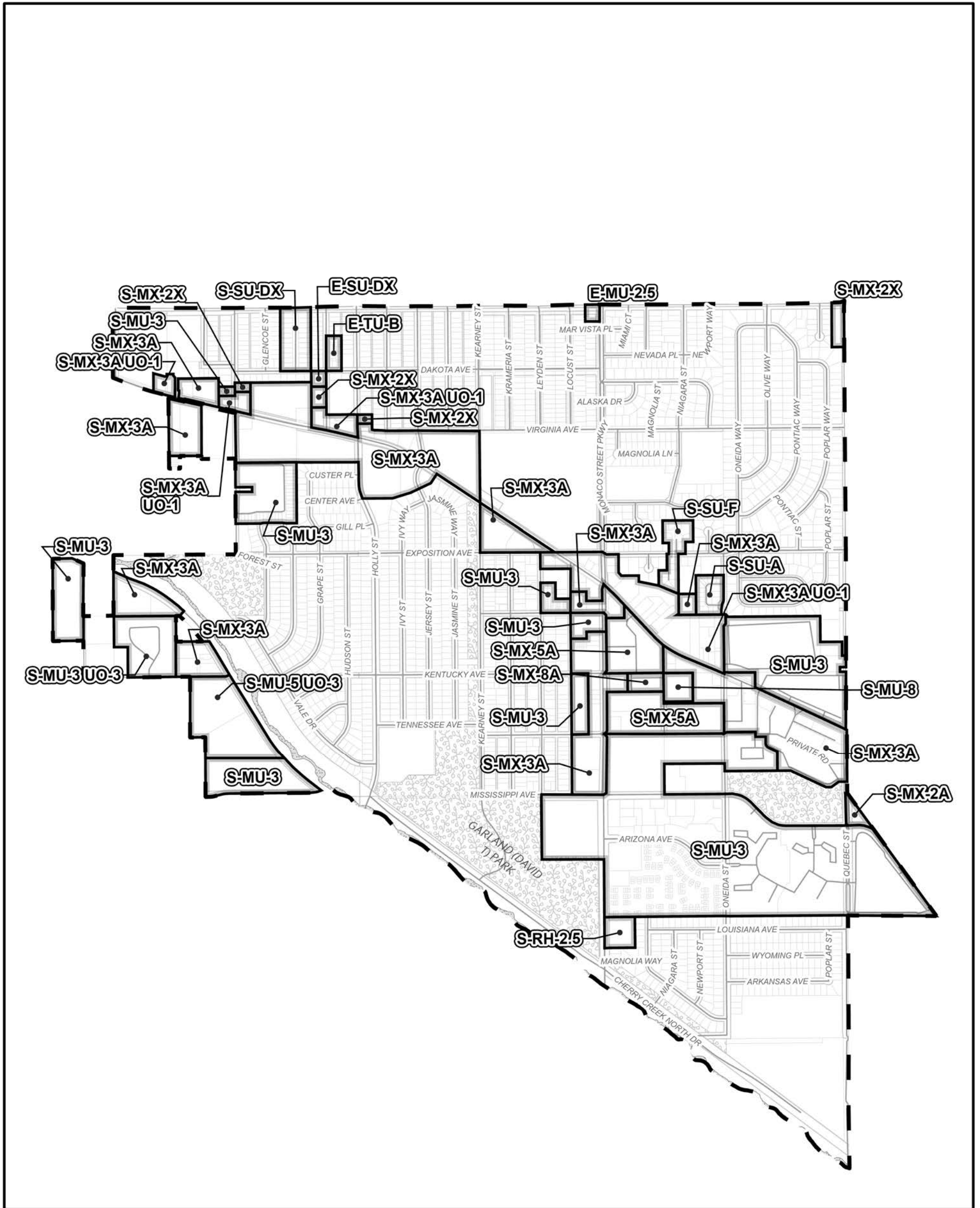
-  Zone Map Amendment #24i-00104
-  Virginia Village Neighborhood
-  Street
-  Parcel
-  Park
-  River

City and County of Denver Disclaimer: The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. THE INFORMATION IS PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE FITNESS FOR A PARTICULAR USE. NOT FOR ENGINEERING PURPOSES.

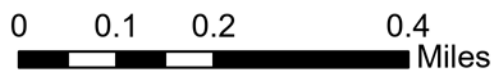








Zone Map Amendment #24i-00104 Washington Virginia Vale Neighborhood

Community Planning & Development
October 2024



N



-  Zone Map Amendment #24i-00104
-  Parcel
-  Washington Virginia Vale Neighborhood
-  Park
-  Street
-  River

City and County of Denver Disclaimer: The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. THE INFORMATION IS PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE FITNESS FOR A PARTICULAR USE. NOT FOR ENGINEERING PURPOSES.

*The attached list of addresses and parcel numbers are for informational purposes only. The maps outline the proposed rezoning areas.

Parcel Number	Property Address
617402001999	1000 S MONACO STREET PKWY
617400166000	1000 S ONEIDA ST
617300020000	1001 S MONACO STREET PKWY
617400174000	1010 S ONEIDA ST
621200007000	1050 S QUEBEC ST
617300019000	1095 S MONACO STREET PKWY
619202003000	1100 S CHERRY ST
620201001999	1101 S MONACO STREET PKWY
619203005000	1105 S CHERRY ST
620118001999	1125 S ONEIDA ST APT A
620113001999	1135 S ONEIDA ST
619204033000	1150 S BIRCH ST
619202004000	1150 S CHERRY ST
619200030000	1160 S COLORADO BLVD
620126001999	1160 S MONACO STREET PKWY MISC
620123001999	1180 S MONACO STREET PKWY
619200031000	1190 S COLORADO BLVD
620122001999	1200 S MONACO STREET PKWY
620100014000	1200 S ONEIDA ST
621200018000	1211 S QUEBEC WAY
619200020000	1225 S BELLAIRE ST
620112323000	1225 S ONEIDA ST 267
620112224000	1225 S ONEIDA ST APT 177
620112225000	1225 S ONEIDA ST APT 178
620112226000	1225 S ONEIDA ST APT 179
620112227000	1225 S ONEIDA ST APT 180
620112228000	1225 S ONEIDA ST APT 181
620112229000	1225 S ONEIDA ST APT 182
620112230000	1225 S ONEIDA ST APT 183
620112231000	1225 S ONEIDA ST APT 184
620112232000	1225 S ONEIDA ST APT 185
620112233000	1225 S ONEIDA ST APT 186
620112234000	1225 S ONEIDA ST APT 187
620112235000	1225 S ONEIDA ST APT 188
620112236000	1225 S ONEIDA ST APT 189
620112237000	1225 S ONEIDA ST APT 190
620112238000	1225 S ONEIDA ST APT 191
620112239000	1225 S ONEIDA ST APT 192
620112257000	1225 S ONEIDA ST APT 209
620112258000	1225 S ONEIDA ST APT 210
620112259000	1225 S ONEIDA ST APT 211
620112260000	1225 S ONEIDA ST APT 212
620112261000	1225 S ONEIDA ST APT 213
620112262000	1225 S ONEIDA ST APT 214
620112263000	1225 S ONEIDA ST APT 215

620112264000	1225 S ONEIDA ST APT 216
620112265000	1225 S ONEIDA ST APT 217
620112266000	1225 S ONEIDA ST APT 218
620112267000	1225 S ONEIDA ST APT 219
620112268000	1225 S ONEIDA ST APT 220
620112269000	1225 S ONEIDA ST APT 221
620112270000	1225 S ONEIDA ST APT 222
620112271000	1225 S ONEIDA ST APT 223
620112272000	1225 S ONEIDA ST APT 224
620112273000	1225 S ONEIDA ST APT 225
620112274000	1225 S ONEIDA ST APT 226
620112275000	1225 S ONEIDA ST APT 227
620112276000	1225 S ONEIDA ST APT 228
620112277000	1225 S ONEIDA ST APT 229
620112278000	1225 S ONEIDA ST APT 230
620112279000	1225 S ONEIDA ST APT 231
620112280000	1225 S ONEIDA ST APT 232
620112281000	1225 S ONEIDA ST APT 233
620112282000	1225 S ONEIDA ST APT 234
620112283000	1225 S ONEIDA ST APT 235
620112284000	1225 S ONEIDA ST APT 236
620112285000	1225 S ONEIDA ST APT 237
620112286000	1225 S ONEIDA ST APT 238
620112287000	1225 S ONEIDA ST APT 239
620112288000	1225 S ONEIDA ST APT 240
620112289000	1225 S ONEIDA ST APT 241
620112290000	1225 S ONEIDA ST APT 242
620112291000	1225 S ONEIDA ST APT 243
620112292000	1225 S ONEIDA ST APT 244
620112293000	1225 S ONEIDA ST APT 245
620112294000	1225 S ONEIDA ST APT 246
620112295000	1225 S ONEIDA ST APT 247
620112296000	1225 S ONEIDA ST APT 248
620112297000	1225 S ONEIDA ST APT 249
620112298000	1225 S ONEIDA ST APT 250
620112307000	1225 S ONEIDA ST APT 251
620112308000	1225 S ONEIDA ST APT 252
620112309000	1225 S ONEIDA ST APT 253
620112310000	1225 S ONEIDA ST APT 254
620112311000	1225 S ONEIDA ST APT 255
620112312000	1225 S ONEIDA ST APT 256
620112313000	1225 S ONEIDA ST APT 257
620112314000	1225 S ONEIDA ST APT 258
620112315000	1225 S ONEIDA ST APT 259
620112316000	1225 S ONEIDA ST APT 260
620112317000	1225 S ONEIDA ST APT 261
620112318000	1225 S ONEIDA ST APT 262

620112319000	1225 S ONEIDA ST APT 263
620112320000	1225 S ONEIDA ST APT 264
620112321000	1225 S ONEIDA ST APT 265
620112322000	1225 S ONEIDA ST APT 266
620112324000	1225 S ONEIDA ST APT 268
620130001999	1226 S MONACO STREET PKWY
619205027000	1230 S BELLAIRE ST
619207004000	1250 S CLERMONT ST
620111124000	1250 S MONACO PKWY APT 11
620111122000	1250 S MONACO PKWY APT 9
620100070000	1250 S MONACO STREET PKWY
620111221000	1250 S MONACO STREET PKWY 105
620111222000	1250 S MONACO STREET PKWY 106
620111123000	1250 S MONACO STREET PKWY APT 10
620111279000	1250 S MONACO STREET PKWY APT 100
620111217000	1250 S MONACO STREET PKWY APT 101
620111218000	1250 S MONACO STREET PKWY APT 102
620111219000	1250 S MONACO STREET PKWY APT 103
620111220000	1250 S MONACO STREET PKWY APT 104
620111223000	1250 S MONACO STREET PKWY APT 107
620111224000	1250 S MONACO STREET PKWY APT 108
620111225000	1250 S MONACO STREET PKWY APT 109
620111226000	1250 S MONACO STREET PKWY APT 110
620111227000	1250 S MONACO STREET PKWY APT 111
620111228000	1250 S MONACO STREET PKWY APT 112
620111125000	1250 S MONACO STREET PKWY APT 12
620111126000	1250 S MONACO STREET PKWY APT 13
620111127000	1250 S MONACO STREET PKWY APT 14
620111128000	1250 S MONACO STREET PKWY APT 15
620111129000	1250 S MONACO STREET PKWY APT 16
620111130000	1250 S MONACO STREET PKWY APT 17
620111131000	1250 S MONACO STREET PKWY APT 18
620111132000	1250 S MONACO STREET PKWY APT 19
620111115000	1250 S MONACO STREET PKWY APT 2
620111133000	1250 S MONACO STREET PKWY APT 20
620111134000	1250 S MONACO STREET PKWY APT 21
620111135000	1250 S MONACO STREET PKWY APT 22
620111136000	1250 S MONACO STREET PKWY APT 23
620111137000	1250 S MONACO STREET PKWY APT 24
620111138000	1250 S MONACO STREET PKWY APT 25
620111139000	1250 S MONACO STREET PKWY APT 26
620111140000	1250 S MONACO STREET PKWY APT 27
620111141000	1250 S MONACO STREET PKWY APT 28
620111142000	1250 S MONACO STREET PKWY APT 29
620111116000	1250 S MONACO STREET PKWY APT 3
620111143000	1250 S MONACO STREET PKWY APT 30
620111144000	1250 S MONACO STREET PKWY APT 31

620111145000	1250 S MONACO STREET PKWY APT 32
620111146000	1250 S MONACO STREET PKWY APT 33
620111147000	1250 S MONACO STREET PKWY APT 34
620111148000	1250 S MONACO STREET PKWY APT 35
620111149000	1250 S MONACO STREET PKWY APT 36
620111150000	1250 S MONACO STREET PKWY APT 37
620111151000	1250 S MONACO STREET PKWY APT 38
620111152000	1250 S MONACO STREET PKWY APT 39
620111117000	1250 S MONACO STREET PKWY APT 4
620111153000	1250 S MONACO STREET PKWY APT 40
620111154000	1250 S MONACO STREET PKWY APT 41
620111155000	1250 S MONACO STREET PKWY APT 42
620111156000	1250 S MONACO STREET PKWY APT 43
620111157000	1250 S MONACO STREET PKWY APT 44
620111158000	1250 S MONACO STREET PKWY APT 45
620111159000	1250 S MONACO STREET PKWY APT 46
620111160000	1250 S MONACO STREET PKWY APT 47
620111161000	1250 S MONACO STREET PKWY APT 48
620111118000	1250 S MONACO STREET PKWY APT 5
620111230000	1250 S MONACO STREET PKWY APT 51
620111231000	1250 S MONACO STREET PKWY APT 52
620111232000	1250 S MONACO STREET PKWY APT 53
620111233000	1250 S MONACO STREET PKWY APT 54
620111234000	1250 S MONACO STREET PKWY APT 55
620111235000	1250 S MONACO STREET PKWY APT 56
620111236000	1250 S MONACO STREET PKWY APT 57
620111237000	1250 S MONACO STREET PKWY APT 58
620111238000	1250 S MONACO STREET PKWY APT 59
620111119000	1250 S MONACO STREET PKWY APT 6
620111239000	1250 S MONACO STREET PKWY APT 60
620111240000	1250 S MONACO STREET PKWY APT 61
620111241000	1250 S MONACO STREET PKWY APT 62
620111242000	1250 S MONACO STREET PKWY APT 63
620111243000	1250 S MONACO STREET PKWY APT 64
620111244000	1250 S MONACO STREET PKWY APT 65
620111245000	1250 S MONACO STREET PKWY APT 66
620111246000	1250 S MONACO STREET PKWY APT 67
620111247000	1250 S MONACO STREET PKWY APT 68
620111248000	1250 S MONACO STREET PKWY APT 69
620111120000	1250 S MONACO STREET PKWY APT 7
620111249000	1250 S MONACO STREET PKWY APT 70
620111250000	1250 S MONACO STREET PKWY APT 71
620111251000	1250 S MONACO STREET PKWY APT 72
620111252000	1250 S MONACO STREET PKWY APT 73
620111253000	1250 S MONACO STREET PKWY APT 74
620111254000	1250 S MONACO STREET PKWY APT 75
620111255000	1250 S MONACO STREET PKWY APT 76

620111256000	1250 S MONACO STREET PKWY APT 77
620111257000	1250 S MONACO STREET PKWY APT 78
620111258000	1250 S MONACO STREET PKWY APT 79
620111121000	1250 S MONACO STREET PKWY APT 8
620111259000	1250 S MONACO STREET PKWY APT 80
620111260000	1250 S MONACO STREET PKWY APT 81
620111261000	1250 S MONACO STREET PKWY APT 82
620111262000	1250 S MONACO STREET PKWY APT 83
620111263000	1250 S MONACO STREET PKWY APT 84
620111264000	1250 S MONACO STREET PKWY APT 85
620111265000	1250 S MONACO STREET PKWY APT 86
620111266000	1250 S MONACO STREET PKWY APT 87
620111267000	1250 S MONACO STREET PKWY APT 88
620111268000	1250 S MONACO STREET PKWY APT 89
620111269000	1250 S MONACO STREET PKWY APT 90
620111270000	1250 S MONACO STREET PKWY APT 91
620111271000	1250 S MONACO STREET PKWY APT 92
620111272000	1250 S MONACO STREET PKWY APT 93
620111273000	1250 S MONACO STREET PKWY APT 94
620111274000	1250 S MONACO STREET PKWY APT 95
620111275000	1250 S MONACO STREET PKWY APT 96
620111276000	1250 S MONACO STREET PKWY APT 97
620111277000	1250 S MONACO STREET PKWY APT 98
620111278000	1250 S MONACO STREET PKWY APT 99
620111114000	1250 S MONACO STREET PKWY UNIT 1
619200017000	1260 S COLORADO BLVD
619200016000	1280 S COLORADO BLVD
619200027000	1290 S COLORADO BLVD
619215028000	1300 S COLORADO BLVD
620131001999	1300 S MONACO STREET PKWY
621203078000	1301 S ULSTER ST
619225034000	1302 S BELLAIRE ST
619214005000	1345 S BIRCH ST
621203076000	1351 S ULSTER ST MISC
621203062000	1353 S ULSTER ST
621203061000	1355 S ULSTER ST
621203060000	1357 S ULSTER ST
621203059000	1359 S ULSTER ST
621203058000	1361 S ULSTER ST
621203057000	1363 S ULSTER ST
621203056000	1365 S ULSTER ST
621203055000	1367 S ULSTER ST
621203053000	1371 S ULSTER ST
621203052000	1373 S ULSTER ST
621203051000	1375 S ULSTER ST
621203063000	1377 S ULSTER ST
621203064000	1379 S ULSTER ST

621203065000	1381 S ULSTER ST
621203066000	1383 S ULSTER ST
621203067000	1385 S ULSTER ST
621203068000	1387 S ULSTER ST
621203001000	1389 S ULSTER ST
621203002000	1391 S ULSTER ST
619200032000	1392 S BELLAIRE ST
621203003000	1393 S ULSTER ST
621203004000	1395 S ULSTER ST
619215029000	1396 S COLORADO BLVD
621203005000	1397 S ULSTER ST
621203006000	1399 S ULSTER ST
619221001000	1400 S CLERMONT ST
619216015000	1400 S COLORADO BLVD
621203007000	1401 S ULSTER ST
621203075000	1401 S ULSTER ST MISC
621203077000	1401 S ULSTER ST MISC
621203081000	1401 S ULSTER ST MISC
621203079000	1401 S ULSTER ST MISC
621203080000	1401 S ULSTER ST MISC
621203008000	1403 S ULSTER ST
621203009000	1405 S ULSTER ST
621203010000	1407 S ULSTER ST
621203011000	1409 S ULSTER ST
621203012000	1411 S ULSTER ST
621203069000	1413 S ULSTER ST
621203070000	1415 S ULSTER ST
619123041000	1417 S HOLLY ST
621203071000	1417 S ULSTER ST
621203072000	1419 S ULSTER ST
621203073000	1421 S ULSTER ST
621203074000	1423 S ULSTER ST
621203013000	1425 S ULSTER ST
621203014000	1427 S ULSTER ST
621203015000	1429 S ULSTER ST
619216009000	1430 S COLORADO BLVD
621203016000	1431 S ULSTER ST
621203017000	1433 S ULSTER ST
621203018000	1435 S ULSTER ST
621203019000	1437 S ULSTER ST
621203020000	1439 S ULSTER ST
619216002000	1440 S COLORADO BLVD
621203021000	1441 S ULSTER ST
621203022000	1443 S ULSTER ST
621203023000	1445 S ULSTER ST
621203024000	1447 S ULSTER ST
621203050000	1449 S ULSTER ST

621203049000	1451 S ULSTER ST
621203048000	1453 S ULSTER ST
621203047000	1455 S ULSTER ST
621203047000	1455 S ULSTER ST
621203046000	1457 S ULSTER ST
621203045000	1459 S ULSTER ST
620213013000	1460 S HOLLY ST
621203044000	1461 S ULSTER ST
621203043000	1463 S ULSTER ST
621203042000	1465 S ULSTER ST
621203041000	1467 S ULSTER ST
621203040000	1469 S ULSTER ST
619216014000	1470 S COLORADO BLVD
621202284000	1470 S QUEBEC WAY
621202580000	1470 S QUEBEC WAY #5 B2
621202581000	1470 S QUEBEC WAY #6 B2
621202583000	1470 S QUEBEC WAY #8B2
621202537000	1470 S QUEBEC WAY APT 1
621202625000	1470 S QUEBEC WAY APT 101
621202626000	1470 S QUEBEC WAY APT 102
621202627000	1470 S QUEBEC WAY APT 103
621202628000	1470 S QUEBEC WAY APT 104
621202629000	1470 S QUEBEC WAY APT 108
621202630000	1470 S QUEBEC WAY APT 109
621202541000	1470 S QUEBEC WAY APT 11
621202631000	1470 S QUEBEC WAY APT 110
621202632000	1470 S QUEBEC WAY APT 111
621202633000	1470 S QUEBEC WAY APT 113
621202634000	1470 S QUEBEC WAY APT 114
621202635000	1470 S QUEBEC WAY APT 115
621202636000	1470 S QUEBEC WAY APT 116
621202637000	1470 S QUEBEC WAY APT 119
621202542000	1470 S QUEBEC WAY APT 12
621202638000	1470 S QUEBEC WAY APT 120
621202639000	1470 S QUEBEC WAY APT 121
621202640000	1470 S QUEBEC WAY APT 122
621202641000	1470 S QUEBEC WAY APT 123
621202642000	1470 S QUEBEC WAY APT 124
621202643000	1470 S QUEBEC WAY APT 125
621202644000	1470 S QUEBEC WAY APT 126
621202645000	1470 S QUEBEC WAY APT 127
621202646000	1470 S QUEBEC WAY APT 128
621202647000	1470 S QUEBEC WAY APT 129
621202543000	1470 S QUEBEC WAY APT 13
621202648000	1470 S QUEBEC WAY APT 130
621202649000	1470 S QUEBEC WAY APT 131
621202650000	1470 S QUEBEC WAY APT 132

621202651000	1470 S QUEBEC WAY APT 135
621202652000	1470 S QUEBEC WAY APT 136
621202653000	1470 S QUEBEC WAY APT 137
621202654000	1470 S QUEBEC WAY APT 138
621202544000	1470 S QUEBEC WAY APT 14
621202655000	1470 S QUEBEC WAY APT 141
621202656000	1470 S QUEBEC WAY APT 142
621202657000	1470 S QUEBEC WAY APT 143
621202658000	1470 S QUEBEC WAY APT 144
621202659000	1470 S QUEBEC WAY APT 147
621202660000	1470 S QUEBEC WAY APT 148
621202661000	1470 S QUEBEC WAY APT 149
621202545000	1470 S QUEBEC WAY APT 15
621202662000	1470 S QUEBEC WAY APT 150
621202663000	1470 S QUEBEC WAY APT 151
621202664000	1470 S QUEBEC WAY APT 152
621202665000	1470 S QUEBEC WAY APT 153
621202666000	1470 S QUEBEC WAY APT 154
621202667000	1470 S QUEBEC WAY APT 155
621202668000	1470 S QUEBEC WAY APT 156
621202669000	1470 S QUEBEC WAY APT 157
621202670000	1470 S QUEBEC WAY APT 158
621202671000	1470 S QUEBEC WAY APT 159
621202546000	1470 S QUEBEC WAY APT 16
621202672000	1470 S QUEBEC WAY APT 160
621202673000	1470 S QUEBEC WAY APT 161
621202674000	1470 S QUEBEC WAY APT 162
621202794000	1470 S QUEBEC WAY APT 163
621202795000	1470 S QUEBEC WAY APT 163
621202794998	1470 S QUEBEC WAY APT 163
621202676000	1470 S QUEBEC WAY APT 164
621202677000	1470 S QUEBEC WAY APT 165
621202678000	1470 S QUEBEC WAY APT 166
621202679000	1470 S QUEBEC WAY APT 167
621202680000	1470 S QUEBEC WAY APT 168
621202681000	1470 S QUEBEC WAY APT 169
621202547000	1470 S QUEBEC WAY APT 17
621202682000	1470 S QUEBEC WAY APT 170
621202784000	1470 S QUEBEC WAY APT 171
621202785000	1470 S QUEBEC WAY APT 172
621202786000	1470 S QUEBEC WAY APT 173
621202787000	1470 S QUEBEC WAY APT 174
621202683000	1470 S QUEBEC WAY APT 175
621202684000	1470 S QUEBEC WAY APT 176
621202685000	1470 S QUEBEC WAY APT 177
621202686000	1470 S QUEBEC WAY APT 178
621202687000	1470 S QUEBEC WAY APT 179

621202584000	1470 S QUEBEC WAY APT 18
621202688000	1470 S QUEBEC WAY APT 180
621202689000	1470 S QUEBEC WAY APT 181
621202690000	1470 S QUEBEC WAY APT 182
621202691000	1470 S QUEBEC WAY APT 183
621202692000	1470 S QUEBEC WAY APT 184
621202693000	1470 S QUEBEC WAY APT 185
621202694000	1470 S QUEBEC WAY APT 186
621202695000	1470 S QUEBEC WAY APT 187
621202696000	1470 S QUEBEC WAY APT 188
621202697000	1470 S QUEBEC WAY APT 189
621202585000	1470 S QUEBEC WAY APT 19
621202698000	1470 S QUEBEC WAY APT 190
621202699000	1470 S QUEBEC WAY APT 191
621202700000	1470 S QUEBEC WAY APT 192
621202701000	1470 S QUEBEC WAY APT 193
621202702000	1470 S QUEBEC WAY APT 194
621202703000	1470 S QUEBEC WAY APT 195
621202704000	1470 S QUEBEC WAY APT 196
621202705000	1470 S QUEBEC WAY APT 197
621202706000	1470 S QUEBEC WAY APT 198
621202707000	1470 S QUEBEC WAY APT 199
621202538000	1470 S QUEBEC WAY APT 2
621202586000	1470 S QUEBEC WAY APT 20
621202708000	1470 S QUEBEC WAY APT 200
621202709000	1470 S QUEBEC WAY APT 201
621202710000	1470 S QUEBEC WAY APT 202
621202711000	1470 S QUEBEC WAY APT 203
621202712000	1470 S QUEBEC WAY APT 204
621202713000	1470 S QUEBEC WAY APT 205
621202714000	1470 S QUEBEC WAY APT 206
621202715000	1470 S QUEBEC WAY APT 207
621202716000	1470 S QUEBEC WAY APT 208
621202717000	1470 S QUEBEC WAY APT 209
621202587000	1470 S QUEBEC WAY APT 21
621202718000	1470 S QUEBEC WAY APT 210
621202719000	1470 S QUEBEC WAY APT 211
621202720000	1470 S QUEBEC WAY APT 212
621202721000	1470 S QUEBEC WAY APT 213
621202722000	1470 S QUEBEC WAY APT 214
621202723000	1470 S QUEBEC WAY APT 215
621202724000	1470 S QUEBEC WAY APT 216
621202725000	1470 S QUEBEC WAY APT 217
621202726000	1470 S QUEBEC WAY APT 218
621202727000	1470 S QUEBEC WAY APT 221
621202728000	1470 S QUEBEC WAY APT 222
621202729000	1470 S QUEBEC WAY APT 223

621202730000	1470 S QUEBEC WAY APT 224
621202731000	1470 S QUEBEC WAY APT 227
621202732000	1470 S QUEBEC WAY APT 228
621202733000	1470 S QUEBEC WAY APT 229
621202734000	1470 S QUEBEC WAY APT 230
621202735000	1470 S QUEBEC WAY APT 231
621202736000	1470 S QUEBEC WAY APT 232
621202737000	1470 S QUEBEC WAY APT 233
621202738000	1470 S QUEBEC WAY APT 234
621202739000	1470 S QUEBEC WAY APT 235
621202740000	1470 S QUEBEC WAY APT 236
621202741000	1470 S QUEBEC WAY APT 237
621202742000	1470 S QUEBEC WAY APT 238
621202743000	1470 S QUEBEC WAY APT 239
621202744000	1470 S QUEBEC WAY APT 240
621202745000	1470 S QUEBEC WAY APT 241
621202746000	1470 S QUEBEC WAY APT 242
621202747000	1470 S QUEBEC WAY APT 243
621202748000	1470 S QUEBEC WAY APT 244
621202749000	1470 S QUEBEC WAY APT 245
621202750000	1470 S QUEBEC WAY APT 246
621202751000	1470 S QUEBEC WAY APT 247
621202752000	1470 S QUEBEC WAY APT 248
621202753000	1470 S QUEBEC WAY APT 249
621202588000	1470 S QUEBEC WAY APT 25
621202754000	1470 S QUEBEC WAY APT 250
621202755000	1470 S QUEBEC WAY APT 251
621202756000	1470 S QUEBEC WAY APT 252
621202757000	1470 S QUEBEC WAY APT 253
621202758000	1470 S QUEBEC WAY APT 254
621202759000	1470 S QUEBEC WAY APT 255
621202760000	1470 S QUEBEC WAY APT 256
621202761000	1470 S QUEBEC WAY APT 257
621202762000	1470 S QUEBEC WAY APT 258
621202763000	1470 S QUEBEC WAY APT 259
621202589000	1470 S QUEBEC WAY APT 26
621202764000	1470 S QUEBEC WAY APT 260
621202765000	1470 S QUEBEC WAY APT 261
621202766000	1470 S QUEBEC WAY APT 262
621202767000	1470 S QUEBEC WAY APT 263
621202768000	1470 S QUEBEC WAY APT 264
621202788000	1470 S QUEBEC WAY APT 265
621202789000	1470 S QUEBEC WAY APT 266
621202790000	1470 S QUEBEC WAY APT 267
621202791000	1470 S QUEBEC WAY APT 268
621202769000	1470 S QUEBEC WAY APT 269
621202792000	1470 S QUEBEC WAY APT 27

621202793000	1470 S QUEBEC WAY APT 27
621202792998	1470 S QUEBEC WAY APT 27
621202770000	1470 S QUEBEC WAY APT 270
621202771000	1470 S QUEBEC WAY APT 271
621202772000	1470 S QUEBEC WAY APT 272
621202773000	1470 S QUEBEC WAY APT 273
621202774000	1470 S QUEBEC WAY APT 274
621202775000	1470 S QUEBEC WAY APT 275
621202776000	1470 S QUEBEC WAY APT 276
621202777000	1470 S QUEBEC WAY APT 277
621202778000	1470 S QUEBEC WAY APT 278
621202779000	1470 S QUEBEC WAY APT 279
621202591000	1470 S QUEBEC WAY APT 28
621202780000	1470 S QUEBEC WAY APT 280
621202781000	1470 S QUEBEC WAY APT 281
621202782000	1470 S QUEBEC WAY APT 282
621202783000	1470 S QUEBEC WAY APT 283
621202592000	1470 S QUEBEC WAY APT 29
621202539000	1470 S QUEBEC WAY APT 3
621202593000	1470 S QUEBEC WAY APT 30
621202594000	1470 S QUEBEC WAY APT 31
621202595000	1470 S QUEBEC WAY APT 32
621202596000	1470 S QUEBEC WAY APT 33
621202597000	1470 S QUEBEC WAY APT 34
621202598000	1470 S QUEBEC WAY APT 35
621202599000	1470 S QUEBEC WAY APT 36
621202600000	1470 S QUEBEC WAY APT 37
621202601000	1470 S QUEBEC WAY APT 38
621202602000	1470 S QUEBEC WAY APT 39
621202540000	1470 S QUEBEC WAY APT 4
621202603000	1470 S QUEBEC WAY APT 40
621202604000	1470 S QUEBEC WAY APT 41
621202605000	1470 S QUEBEC WAY APT 42
621202606000	1470 S QUEBEC WAY APT 43
621202548000	1470 S QUEBEC WAY APT 45
621202549000	1470 S QUEBEC WAY APT 46
621202550000	1470 S QUEBEC WAY APT 47
621202551000	1470 S QUEBEC WAY APT 48
621202552000	1470 S QUEBEC WAY APT 49
621202553000	1470 S QUEBEC WAY APT 50
621202554000	1470 S QUEBEC WAY APT 51
621202555000	1470 S QUEBEC WAY APT 52
621202607000	1470 S QUEBEC WAY APT 53
621202608000	1470 S QUEBEC WAY APT 54
621202609000	1470 S QUEBEC WAY APT 55
621202610000	1470 S QUEBEC WAY APT 56
621202611000	1470 S QUEBEC WAY APT 59

621202612000	1470 S QUEBEC WAY APT 60
621202613000	1470 S QUEBEC WAY APT 61
621202614000	1470 S QUEBEC WAY APT 62
621202615000	1470 S QUEBEC WAY APT 63
621202616000	1470 S QUEBEC WAY APT 64
621202617000	1470 S QUEBEC WAY APT 65
621202618000	1470 S QUEBEC WAY APT 66
621202619000	1470 S QUEBEC WAY APT 67
621202620000	1470 S QUEBEC WAY APT 68
621202556000	1470 S QUEBEC WAY APT 71
621202557000	1470 S QUEBEC WAY APT 72
621202558000	1470 S QUEBEC WAY APT 73
621202559000	1470 S QUEBEC WAY APT 74
621202560000	1470 S QUEBEC WAY APT 75
621202561000	1470 S QUEBEC WAY APT 76
621202562000	1470 S QUEBEC WAY APT 77
621202563000	1470 S QUEBEC WAY APT 78
621202564000	1470 S QUEBEC WAY APT 79
621202582000	1470 S QUEBEC WAY APT 7B2
621202565000	1470 S QUEBEC WAY APT 80
621202566000	1470 S QUEBEC WAY APT 81
621202567000	1470 S QUEBEC WAY APT 82
621202568000	1470 S QUEBEC WAY APT 83
621202569000	1470 S QUEBEC WAY APT 84
621202570000	1470 S QUEBEC WAY APT 85
621202571000	1470 S QUEBEC WAY APT 86
621202572000	1470 S QUEBEC WAY APT 87
621202573000	1470 S QUEBEC WAY APT 88
621202574000	1470 S QUEBEC WAY APT 89
621202575000	1470 S QUEBEC WAY APT 90
621202576000	1470 S QUEBEC WAY APT 91
621202577000	1470 S QUEBEC WAY APT 92
621202578000	1470 S QUEBEC WAY APT 93
621202579000	1470 S QUEBEC WAY APT 94
621202621000	1470 S QUEBEC WAY APT 95
621202622000	1470 S QUEBEC WAY APT 96
621202623000	1470 S QUEBEC WAY APT 97
621202624000	1470 S QUEBEC WAY APT 98
621203039000	1471 S ULSTER ST
621203038000	1473 S ULSTER ST
621201109000	1475 S QUEBEC WAY
621201098000	1475 S QUEBEC WAY #A1
621201099000	1475 S QUEBEC WAY #A2
621201100000	1475 S QUEBEC WAY #A3
621201101000	1475 S QUEBEC WAY #A4
621201102000	1475 S QUEBEC WAY #A5
621201107000	1475 S QUEBEC WAY #B10

621201108000	1475 S QUEBEC WAY #B11
621201103000	1475 S QUEBEC WAY #B6
621201104000	1475 S QUEBEC WAY #B7
621201105000	1475 S QUEBEC WAY #B8
621201106000	1475 S QUEBEC WAY #B9
621201056000	1475 S QUEBEC WAY #C12
621201057000	1475 S QUEBEC WAY #C13
621201058000	1475 S QUEBEC WAY #C14
621201060000	1475 S QUEBEC WAY #D16
621201061000	1475 S QUEBEC WAY D17
621201062000	1475 S QUEBEC WAY D18
621201063000	1475 S QUEBEC WAY D19
621201064000	1475 S QUEBEC WAY E20
621201065000	1475 S QUEBEC WAY E21
621201066000	1475 S QUEBEC WAY E22
621201067000	1475 S QUEBEC WAY E23
621201068000	1475 S QUEBEC WAY E24
621201069000	1475 S QUEBEC WAY E25
621201070000	1475 S QUEBEC WAY F26
621201071000	1475 S QUEBEC WAY F27
621201072000	1475 S QUEBEC WAY F28
621201073000	1475 S QUEBEC WAY F29
621201074000	1475 S QUEBEC WAY F30
621201081000	1475 S QUEBEC WAY G31
621201082000	1475 S QUEBEC WAY G32
621201083000	1475 S QUEBEC WAY G33
621201084000	1475 S QUEBEC WAY G34
621201085000	1475 S QUEBEC WAY G35
621201075000	1475 S QUEBEC WAY H36
621201076000	1475 S QUEBEC WAY H37
621201077000	1475 S QUEBEC WAY H38
621201078000	1475 S QUEBEC WAY H39
621201079000	1475 S QUEBEC WAY H40
621201080000	1475 S QUEBEC WAY H41
621201087000	1475 S QUEBEC WAY I43
621201088000	1475 S QUEBEC WAY I44
621201089000	1475 S QUEBEC WAY I45
621201090000	1475 S QUEBEC WAY J46
621201091000	1475 S QUEBEC WAY J47
621201092000	1475 S QUEBEC WAY J48
621201093000	1475 S QUEBEC WAY J49
621201094000	1475 S QUEBEC WAY J50
621201095000	1475 S QUEBEC WAY J51
621201096000	1475 S QUEBEC WAY K52
621201086000	1475 S QUEBEC WAY UNIT 42
621201097000	1475 S QUEBEC WAY UNIT 53
621201059000	1475 S QUEBEC WAY UNIT C15

621203037000	1475 S ULSTER ST
621203036000	1477 S ULSTER ST
621203035000	1479 S ULSTER ST
621203034000	1481 S ULSTER ST
621203033000	1483 S ULSTER ST
621203032000	1485 S ULSTER ST
621203031000	1487 S ULSTER ST
621203030000	1489 S ULSTER ST
621203029000	1491 S ULSTER ST
621203028000	1493 S ULSTER ST
621203027000	1495 S ULSTER ST
621203026000	1497 S ULSTER ST
621203025000	1499 S ULSTER ST
619300161000	1500 S COLORADO BLVD
621313044000	1500 S SPRUCE ST
619401020000	1501 S HOLLY ST
620305015000	1501 S KRAMERIA ST
621310035000	1501 S QUEBEC WAY
621310034000	1501 S QUEBEC WAY
621310033000	1501 S QUEBEC WAY
621317011000	1501 S ROSLYN ST APPRX
619300156000	1502 S COLORADO BLVD
620305016000	1503 S KRAMERIA ST
620305017000	1505 S KRAMERIA ST
620305018000	1507 S KRAMERIA ST
620305019000	1509 S KRAMERIA ST
620328001000	1510 S HOLLY ST
621319542000	1510 S QUEBEC WAY APT 38
621319543000	1510 S QUEBEC WAY APT 39
621319544000	1510 S QUEBEC WAY APT 40
621319545000	1510 S QUEBEC WAY APT 41
621319546000	1510 S QUEBEC WAY APT 42
621319547000	1510 S QUEBEC WAY APT 43
621319548000	1510 S QUEBEC WAY APT 44
621319549000	1510 S QUEBEC WAY APT 45
621319582000	1510 S QUEBEC WAY MISC
620305020000	1511 S KRAMERIA ST
620305021000	1513 S KRAMERIA ST
620305022000	1515 S KRAMERIA ST
620305023000	1517 S KRAMERIA ST
620305024000	1519 S KRAMERIA ST
620305045000	1521 S KRAMERIA ST
620305046000	1523 S KRAMERIA ST
620305047000	1525 S KRAMERIA ST
620305048000	1527 S KRAMERIA ST
620305035000	1529 S KRAMERIA ST
621319526000	1530 S QUEBEC WAY APT 22

621319527000	1530 S QUEBEC WAY APT 23
621319528000	1530 S QUEBEC WAY APT 24
621319529000	1530 S QUEBEC WAY APT 25
621319530000	1530 S QUEBEC WAY APT 26
621319531000	1530 S QUEBEC WAY APT 27
621319532000	1530 S QUEBEC WAY APT 28
621319533000	1530 S QUEBEC WAY APT 29
621319534000	1530 S QUEBEC WAY APT 30
621319535000	1530 S QUEBEC WAY APT 31
621319536000	1530 S QUEBEC WAY APT 32
621319537000	1530 S QUEBEC WAY APT 33
621319538000	1530 S QUEBEC WAY APT 34
621319539000	1530 S QUEBEC WAY APT 35
621319540000	1530 S QUEBEC WAY APT 36
621319541000	1530 S QUEBEC WAY APT 37
621319550000	1530 S QUEBEC WAY APT 46
621319551000	1530 S QUEBEC WAY APT 47
621319577000	1530 S QUEBEC WAY APT 73
621319578000	1530 S QUEBEC WAY APT 74
621319579000	1530 S QUEBEC WAY APT 75
621319583000	1530 S QUEBEC WAY MISC
620305036000	1531 S KRAMERIA ST
620328013999	1540 S HOLLY ST MASTR
620305037000	1541 S KRAMERIA ST
621310046000	1548 S TRENTON CT
621310047000	1548 S TRENTON CT REAR
619300162000	1550 S COLORADO BLVD
621313117000	1550 S SYRACUSE ST
621310045000	1550 S TRENTON CT
620305038000	1551 S KRAMERIA ST
621322001000	1551 S ROSLYN ST
621313116000	1551 S SPRUCE ST
621313085000	1551 S TRENTON CT
621313086000	1552 S SPRUCE ST
621313118000	1552 S SYRACUSE ST
621310044000	1552 S TRENTON CT
621322002000	1553 S ROSLYN ST
621313115000	1553 S SPRUCE ST
621321062000	1553 S SYRACUSE ST
621313084000	1553 S TRENTON CT
621313119000	1554 S SYRACUSE ST
621310043000	1554 S TRENTON CT
620305039000	1555 S KRAMERIA ST
621322003000	1555 S ROSLYN ST
621313114000	1555 S SPRUCE ST
621321061000	1555 S SYRACUSE ST
621313083000	1555 S TRENTON CT

621321019000	1556 S ROSLYN ST
621313087000	1556 S SPRUCE ST
621313120000	1556 S SYRACUSE ST
621310042000	1556 S TRENTON CT
621322004000	1557 S ROSLYN ST
621313113000	1557 S SPRUCE ST
621321060000	1557 S SYRACUSE ST
621313082000	1557 S TRENTON CT
621321020000	1558 S ROSLYN ST
621313121000	1558 S SYRACUSE ST
621310041000	1558 S TRENTON CT
621321059000	1559 S SYRACUSE ST
621313081000	1559 S TRENTON CT
621319552000	1560 S QUEBEC WAY APT 48
621319553000	1560 S QUEBEC WAY APT 49
621319554000	1560 S QUEBEC WAY APT 50
621319555000	1560 S QUEBEC WAY APT 51
621319556000	1560 S QUEBEC WAY APT 52
621319557000	1560 S QUEBEC WAY APT 53
621319558000	1560 S QUEBEC WAY APT 54
621319559000	1560 S QUEBEC WAY APT 55
621319560000	1560 S QUEBEC WAY APT 56
621313122000	1560 S SYRACUSE ST
621310039000	1560 S TRENTON CT
621310040000	1560 S TRENTON CT REAR
620305040000	1561 S KRAMERIA ST
621322005000	1561 S ROSLYN ST
621321058000	1561 S SYRACUSE ST
621313141000	1561 S TRENTON CT
621313088000	1562 S SPRUCE ST
621313123000	1562 S SYRACUSE ST
621310038000	1562 S TRENTON CT
621322006000	1563 S ROSLYN ST
621313112000	1563 S SPRUCE ST
621321057000	1563 S SYRACUSE ST
621313142000	1563 S TRENTON CT
621313124000	1564 S SYRACUSE ST
621310037000	1564 S TRENTON CT
621322007000	1565 S ROSLYN ST
621313111000	1565 S SPRUCE ST
621321056000	1565 S SYRACUSE ST
621313143000	1565 S TRENTON CT
621321021000	1566 S ROSLYN ST
621313089000	1566 S SPRUCE ST
621313125000	1566 S SYRACUSE ST
621310036000	1566 S TRENTON CT
621322008000	1567 S ROSLYN ST

621321055000	1567 S SYRACUSE ST
621321022000	1568 S ROSLYN ST
621321054000	1569 S SYRACUSE ST
620327015000	1570 S HOLLY ST
621319561000	1570 S QUEBEC WAY APT 57
621319562000	1570 S QUEBEC WAY APT 58
621319563000	1570 S QUEBEC WAY APT 59
621319564000	1570 S QUEBEC WAY APT 60
621319565000	1570 S QUEBEC WAY APT 61
621319566000	1570 S QUEBEC WAY APT 62
621319567000	1570 S QUEBEC WAY APT 63
621321023000	1570 S ROSLYN ST
621313126000	1570 S SYRACUSE ST
621310031000	1570 S TRENTON CT
620305041000	1571 S KRAMERIA ST
620305049000	1571 S KRAMERIA ST
621322009000	1571 S ROSLYN ST
621321053000	1571 S SYRACUSE ST
621313074000	1571 S TRENTON CT
621321024000	1572 S ROSLYN ST
621313090000	1572 S SPRUCE ST
621313127000	1572 S SYRACUSE ST
621310030000	1572 S TRENTON CT
620305042000	1573 S KRAMERIA ST
621322010000	1573 S ROSLYN ST
621313110000	1573 S SPRUCE ST
621321052000	1573 S SYRACUSE ST
621313073000	1573 S TRENTON CT
621313128000	1574 S SYRACUSE ST
621310029000	1574 S TRENTON CT
620305043000	1575 S KRAMERIA ST
621322011000	1575 S ROSLYN ST
621313109000	1575 S SPRUCE ST
621321051000	1575 S SYRACUSE ST
621313072000	1575 S TRENTON CT
621321025000	1576 S ROSLYN ST
621313091000	1576 S SPRUCE ST
621313129000	1576 S SYRACUSE ST
621310028000	1576 S TRENTON CT
620305044000	1577 S KRAMERIA ST
621322012000	1577 S ROSLYN ST
621321050000	1577 S SYRACUSE ST
621313071000	1577 S TRENTON CT
621321026000	1578 S ROSLYN ST
621313130000	1578 S SYRACUSE ST
620305025000	1579 S KRAMERIA ST
621321049000	1579 S SYRACUSE ST

62131307000	1579 S TRENTON CT
621321027000	1580 S ROSLYN ST
621313131000	1580 S SYRACUSE ST
621310027000	1580 S TRENTON CT
620305026000	1581 S KRAMERIA ST
621322013000	1581 S ROSLYN ST
621313108000	1581 S SPRUCE ST
621321048000	1581 S SYRACUSE ST
621313069000	1581 S TRENTON CT
621321028000	1582 S ROSLYN ST
621313092000	1582 S SPRUCE ST
621313132000	1582 S SYRACUSE ST
620305027000	1583 S KRAMERIA ST
621322014000	1583 S ROSLYN ST
621313107000	1583 S SPRUCE ST
621321047000	1583 S SYRACUSE ST
621313068000	1583 S TRENTON CT
621313133000	1584 S SYRACUSE ST
620305028000	1585 S KRAMERIA ST
621322015000	1585 S ROSLYN ST
621313106000	1585 S SPRUCE ST
621321046000	1585 S SYRACUSE ST
621313067000	1585 S TRENTON CT
621321029000	1586 S ROSLYN ST
621313093000	1586 S SPRUCE ST
621313134000	1586 S SYRACUSE ST
621310026000	1586 S TRENTON CT
620305029000	1587 S KRAMERIA ST
621322016000	1587 S ROSLYN ST
621313105000	1587 S SPRUCE ST
621321045000	1587 S SYRACUSE ST
621313066000	1587 S TRENTON CT
621321030000	1588 S ROSLYN ST
621313135000	1588 S SYRACUSE ST
621310025000	1588 S TRENTON CT
620305050000	1589 S KRAMERIA ST
621313104000	1589 S SPRUCE ST
621313065000	1589 S TRENTON CT
621321031000	1590 S ROSLYN ST
621313136000	1590 S SYRACUSE ST
621310024000	1590 S TRENTON CT
620305051000	1591 S KRAMERIA ST
621322017000	1591 S ROSLYN ST
621313103000	1591 S SPRUCE ST
621313064000	1591 S TRENTON CT
621321032000	1592 S ROSLYN ST
621313096000	1592 S SPRUCE ST

621313094000	1592 S SPRUCE ST
621310023000	1592 S TRENTON CT
620305052000	1593 S KRAMERIA ST
621322018000	1593 S ROSLYN ST
621313102000	1593 S SPRUCE ST
621313097000	1593 S SPRUCE ST
621313063000	1593 S TRENTON CT
621310022000	1594 S TRENTON CT
620305053000	1595 S KRAMERIA ST
621313101000	1595 S SPRUCE ST
621313095000	1596 S SPRUCE ST
621310021000	1596 S TRENTON CT
620305054000	1597 S KRAMERIA ST
621313100000	1597 S SPRUCE ST
619300182000	1598 S COLORADO BLVD
619300183000	1598 S COLORADO BLVD
621310020000	1598 S TRENTON CT
621313099000	1599 S SPRUCE ST
619304019000	1600 S COLORADO BLVD
621319581000	1600 S QUEBEC WAY
621319580000	1600 S QUEBEC WAY
621319514000	1600 S QUEBEC WAY APT 10
621319515000	1600 S QUEBEC WAY APT 11
621319516000	1600 S QUEBEC WAY APT 12
621319517000	1600 S QUEBEC WAY APT 13
621319518000	1600 S QUEBEC WAY APT 14
621319519000	1600 S QUEBEC WAY APT 15
621319520000	1600 S QUEBEC WAY APT 16
621319521000	1600 S QUEBEC WAY APT 17
621319522000	1600 S QUEBEC WAY APT 18
621319523000	1600 S QUEBEC WAY APT 19
621319524000	1600 S QUEBEC WAY APT 20
621319525000	1600 S QUEBEC WAY APT 21
621319568000	1600 S QUEBEC WAY APT 64
621319569000	1600 S QUEBEC WAY APT 65
621319570000	1600 S QUEBEC WAY APT 66
621319571000	1600 S QUEBEC WAY APT 67
621319572000	1600 S QUEBEC WAY APT 68
621319573000	1600 S QUEBEC WAY APT 69
621319574000	1600 S QUEBEC WAY APT 70
621319575000	1600 S QUEBEC WAY APT 71
621319576000	1600 S QUEBEC WAY APT 72
621319512000	1600 S QUEBEC WAY APT 8
621319513000	1600 S QUEBEC WAY APT 9
621316001000	1600 S TRENTON CT
619304016000	1601 S ALBION ST MISC
621326076000	1604 S SYRACUSE ST

621326102000	1605 S SYRACUSE ST
621326103000	1606 S ROSEMARY ST
621326077000	1606 S SYRACUSE ST
621326101000	1607 S SYRACUSE ST
621326104000	1608 S ROSEMARY ST
621316002000	1610 S TRENTON CT
621326100000	1615 S SYRACUSE ST
621326105000	1616 S ROSEMARY ST
621326128000	1617 S ROSEMARY ST
621326099000	1617 S SYRACUSE ST
621326106000	1618 S ROSEMARY ST
621319505000	1620 S QUEBEC WAY APT 1
621319506000	1620 S QUEBEC WAY APT 2
621319507000	1620 S QUEBEC WAY APT 3
621319508000	1620 S QUEBEC WAY APT 4
621319509000	1620 S QUEBEC WAY APT 5
621319510000	1620 S QUEBEC WAY APT 6
621319511000	1620 S QUEBEC WAY APT 7
621316003000	1620 S TRENTON CT
621326098000	1621 S SYRACUSE ST
621315012000	1621 S TRENTON CT
621326097000	1623 S SYRACUSE ST
621326138000	1623 S TRENTON ST
621326078000	1624 S SYRACUSE ST
619300048000	1625 S BIRCH ST
621326096000	1625 S SYRACUSE ST
621326107000	1626 S ROSEMARY ST
621326079000	1626 S SYRACUSE ST
621326095000	1627 S SYRACUSE ST
621326108000	1628 S ROSEMARY ST
621326094000	1631 S SYRACUSE ST
621326137000	1633 S TRENTON ST
621326109000	1636 S ROSEMARY ST
621326110000	1638 S ROSEMARY ST
621316004000	1640 S TRENTON CT
621315013000	1641 S TRENTON CT
621315005000	1642 S TRENTON ST
621326136000	1643 S TRENTON ST
621326093000	1645 S SYRACUSE ST
621326111000	1646 S ROSEMARY ST
621326112000	1648 S ROSEMARY ST
619304029000	1650 S COLORADO BLVD
619304029000	1650 S COLORADO BLVD
619304028000	1652 S COLORADO BLVD
621315004000	1652 S TRENTON ST
621326135000	1653 S TRENTON ST
619304026000	1654 S COLORADO BLVD

621326080000	1654 S SYRACUSE ST
621326092000	1655 S SYRACUSE ST
621326113000	1656 S ROSEMARY ST
621326081000	1656 S SYRACUSE ST
621326129000	1657 S ROSEMARY ST
621326091000	1657 S SYRACUSE ST
621326114000	1658 S ROSEMARY ST
619300088000	1660 S ALBION ST
621316005000	1660 S TRENTON CT
621315014000	1661 S TRENTON CT
621326134000	1663 S TRENTON ST
621326082000	1664 S SYRACUSE ST
621326090000	1665 S SYRACUSE ST
621326115000	1666 S ROSEMARY ST
621326083000	1666 S SYRACUSE ST
621326122000	1667 S ROSEMARY ST
621326116000	1668 S ROSEMARY ST
621326121000	1669 S ROSEMARY ST
621316006000	1670 S TRENTON CT
621326133000	1673 S TRENTON ST
621326084000	1674 S SYRACUSE ST
621326089000	1675 S SYRACUSE ST
621326117000	1676 S ROSEMARY ST
621326085000	1676 S SYRACUSE ST
621326120000	1677 S ROSEMARY ST
621326118000	1678 S ROSEMARY ST
621326119000	1679 S ROSEMARY ST
619304027000	1680 S COLORADO BLVD
621316007000	1680 S TRENTON CT
621326132000	1683 S TRENTON ST
621326086000	1684 S SYRACUSE ST
621326088000	1685 S SYRACUSE ST
621316008000	1690 S TRENTON CT
621315003000	1692 S TRENTON ST
621326131000	1693 S TRENTON ST
621326087000	1695 S SYRACUSE ST
621326130000	1695 S TRENTON ST
619304025000	1696 S COLORADO BLVD
621323369000	1699 S TRENTON ST
621323371000	1699 S TRENTON ST
621323366000	1699 S TRENTON ST
621323372000	1699 S TRENTON ST
621323370000	1699 S TRENTON ST
621323368000	1699 S TRENTON ST
621323192000	1699 S TRENTON ST
621323367000	1699 S TRENTON ST
621323365000	1699 S TRENTON ST

621323373000	1699 S TRENTON ST
621323185000	1699 S TRENTON ST UNIT 1
621323194000	1699 S TRENTON ST UNIT 10
621323284000	1699 S TRENTON ST UNIT 100
621323285000	1699 S TRENTON ST UNIT 101
621323286000	1699 S TRENTON ST UNIT 102
621323287000	1699 S TRENTON ST UNIT 103
621323288000	1699 S TRENTON ST UNIT 104
621323289000	1699 S TRENTON ST UNIT 105
621323290000	1699 S TRENTON ST UNIT 106
621323291000	1699 S TRENTON ST UNIT 107
621323292000	1699 S TRENTON ST UNIT 108
621323293000	1699 S TRENTON ST UNIT 109
621323195000	1699 S TRENTON ST UNIT 11
621323294000	1699 S TRENTON ST UNIT 110
621323295000	1699 S TRENTON ST UNIT 111
621323296000	1699 S TRENTON ST UNIT 112
621323297000	1699 S TRENTON ST UNIT 113
621323298000	1699 S TRENTON ST UNIT 114
621323299000	1699 S TRENTON ST UNIT 115
621323300000	1699 S TRENTON ST UNIT 116
621323301000	1699 S TRENTON ST UNIT 117
621323302000	1699 S TRENTON ST UNIT 118
621323303000	1699 S TRENTON ST UNIT 119
621323196000	1699 S TRENTON ST UNIT 12
621323304000	1699 S TRENTON ST UNIT 120
621323305000	1699 S TRENTON ST UNIT 121
621323306000	1699 S TRENTON ST UNIT 122
621323307000	1699 S TRENTON ST UNIT 123
621323308000	1699 S TRENTON ST UNIT 124
621323309000	1699 S TRENTON ST UNIT 125
621323310000	1699 S TRENTON ST UNIT 126
621323311000	1699 S TRENTON ST UNIT 127
621323312000	1699 S TRENTON ST UNIT 128
621323313000	1699 S TRENTON ST UNIT 129
621323197000	1699 S TRENTON ST UNIT 13
621323314000	1699 S TRENTON ST UNIT 130
621323315000	1699 S TRENTON ST UNIT 131
621323316000	1699 S TRENTON ST UNIT 132
621323317000	1699 S TRENTON ST UNIT 133
621323318000	1699 S TRENTON ST UNIT 134
621323319000	1699 S TRENTON ST UNIT 135
621323320000	1699 S TRENTON ST UNIT 136
621323321000	1699 S TRENTON ST UNIT 137
621323322000	1699 S TRENTON ST UNIT 138
621323323000	1699 S TRENTON ST UNIT 139
621323198000	1699 S TRENTON ST UNIT 14

621323324000	1699 S TRENTON ST UNIT 140
621323325000	1699 S TRENTON ST UNIT 141
621323326000	1699 S TRENTON ST UNIT 142
621323327000	1699 S TRENTON ST UNIT 143
621323328000	1699 S TRENTON ST UNIT 144
621323329000	1699 S TRENTON ST UNIT 145
621323330000	1699 S TRENTON ST UNIT 146
621323331000	1699 S TRENTON ST UNIT 147
621323332000	1699 S TRENTON ST UNIT 148
621323333000	1699 S TRENTON ST UNIT 149
621323199000	1699 S TRENTON ST UNIT 15
621323334000	1699 S TRENTON ST UNIT 150
621323335000	1699 S TRENTON ST UNIT 151
621323336000	1699 S TRENTON ST UNIT 152
621323337000	1699 S TRENTON ST UNIT 153
621323338000	1699 S TRENTON ST UNIT 154
621323339000	1699 S TRENTON ST UNIT 155
621323340000	1699 S TRENTON ST UNIT 156
621323341000	1699 S TRENTON ST UNIT 157
621323342000	1699 S TRENTON ST UNIT 158
621323343000	1699 S TRENTON ST UNIT 159
621323200000	1699 S TRENTON ST UNIT 16
621323344000	1699 S TRENTON ST UNIT 160
621323345000	1699 S TRENTON ST UNIT 161
621323346000	1699 S TRENTON ST UNIT 162
621323347000	1699 S TRENTON ST UNIT 163
621323348000	1699 S TRENTON ST UNIT 164
621323349000	1699 S TRENTON ST UNIT 165
621323350000	1699 S TRENTON ST UNIT 166
621323351000	1699 S TRENTON ST UNIT 167
621323352000	1699 S TRENTON ST UNIT 168
621323353000	1699 S TRENTON ST UNIT 169
621323201000	1699 S TRENTON ST UNIT 17
621323354000	1699 S TRENTON ST UNIT 170
621323355000	1699 S TRENTON ST UNIT 171
621323356000	1699 S TRENTON ST UNIT 172
621323357000	1699 S TRENTON ST UNIT 173
621323358000	1699 S TRENTON ST UNIT 174
621323359000	1699 S TRENTON ST UNIT 175
621323360000	1699 S TRENTON ST UNIT 176
621323361000	1699 S TRENTON ST UNIT 177
621323362000	1699 S TRENTON ST UNIT 178
621323363000	1699 S TRENTON ST UNIT 179
621323202000	1699 S TRENTON ST UNIT 18
621323364000	1699 S TRENTON ST UNIT 180
621323203000	1699 S TRENTON ST UNIT 19
621323186000	1699 S TRENTON ST UNIT 2

621323204000	1699 S TRENTON ST UNIT 20
621323205000	1699 S TRENTON ST UNIT 21
621323206000	1699 S TRENTON ST UNIT 22
621323207000	1699 S TRENTON ST UNIT 23
621323208000	1699 S TRENTON ST UNIT 24
621323209000	1699 S TRENTON ST UNIT 25
621323210000	1699 S TRENTON ST UNIT 26
621323211000	1699 S TRENTON ST UNIT 27
621323212000	1699 S TRENTON ST UNIT 28
621323213000	1699 S TRENTON ST UNIT 29
621323187000	1699 S TRENTON ST UNIT 3
621323214000	1699 S TRENTON ST UNIT 30
621323215000	1699 S TRENTON ST UNIT 31
621323216000	1699 S TRENTON ST UNIT 32
621323217000	1699 S TRENTON ST UNIT 33
621323218000	1699 S TRENTON ST UNIT 34
621323219000	1699 S TRENTON ST UNIT 35
621323220000	1699 S TRENTON ST UNIT 36
621323221000	1699 S TRENTON ST UNIT 37
621323222000	1699 S TRENTON ST UNIT 38
621323223000	1699 S TRENTON ST UNIT 39
621323188000	1699 S TRENTON ST UNIT 4
621323224000	1699 S TRENTON ST UNIT 40
621323225000	1699 S TRENTON ST UNIT 41
621323226000	1699 S TRENTON ST UNIT 42
621323227000	1699 S TRENTON ST UNIT 43
621323228000	1699 S TRENTON ST UNIT 44
621323229000	1699 S TRENTON ST UNIT 45
621323230000	1699 S TRENTON ST UNIT 46
621323231000	1699 S TRENTON ST UNIT 47
621323232000	1699 S TRENTON ST UNIT 48
621323233000	1699 S TRENTON ST UNIT 49
621323189000	1699 S TRENTON ST UNIT 5
621323234000	1699 S TRENTON ST UNIT 50
621323235000	1699 S TRENTON ST UNIT 51
621323236000	1699 S TRENTON ST UNIT 52
621323237000	1699 S TRENTON ST UNIT 53
621323238000	1699 S TRENTON ST UNIT 54
621323239000	1699 S TRENTON ST UNIT 55
621323240000	1699 S TRENTON ST UNIT 56
621323241000	1699 S TRENTON ST UNIT 57
621323242000	1699 S TRENTON ST UNIT 58
621323243000	1699 S TRENTON ST UNIT 59
621323190000	1699 S TRENTON ST UNIT 6
621323244000	1699 S TRENTON ST UNIT 60
621323245000	1699 S TRENTON ST UNIT 61
621323246000	1699 S TRENTON ST UNIT 62

621323247000	1699 S TRENTON ST UNIT 63
621323248000	1699 S TRENTON ST UNIT 64
621323249000	1699 S TRENTON ST UNIT 65
621323250000	1699 S TRENTON ST UNIT 66
621323251000	1699 S TRENTON ST UNIT 67
621323252000	1699 S TRENTON ST UNIT 68
621323253000	1699 S TRENTON ST UNIT 69
621323191000	1699 S TRENTON ST UNIT 7
621323254000	1699 S TRENTON ST UNIT 70
621323255000	1699 S TRENTON ST UNIT 71
621323256000	1699 S TRENTON ST UNIT 72
621323257000	1699 S TRENTON ST UNIT 73
621323258000	1699 S TRENTON ST UNIT 74
621323259000	1699 S TRENTON ST UNIT 75
621323260000	1699 S TRENTON ST UNIT 76
621323261000	1699 S TRENTON ST UNIT 77
621323262000	1699 S TRENTON ST UNIT 78
621323263000	1699 S TRENTON ST UNIT 79
621323264000	1699 S TRENTON ST UNIT 80
621323265000	1699 S TRENTON ST UNIT 81
621323266000	1699 S TRENTON ST UNIT 82
621323267000	1699 S TRENTON ST UNIT 83
621323268000	1699 S TRENTON ST UNIT 84
621323269000	1699 S TRENTON ST UNIT 85
621323270000	1699 S TRENTON ST UNIT 86
621323271000	1699 S TRENTON ST UNIT 87
621323272000	1699 S TRENTON ST UNIT 88
621323273000	1699 S TRENTON ST UNIT 89
621323193000	1699 S TRENTON ST UNIT 9
621323274000	1699 S TRENTON ST UNIT 90
621323275000	1699 S TRENTON ST UNIT 91
621323276000	1699 S TRENTON ST UNIT 92
621323277000	1699 S TRENTON ST UNIT 93
621323278000	1699 S TRENTON ST UNIT 94
621323279000	1699 S TRENTON ST UNIT 95
621323280000	1699 S TRENTON ST UNIT 96
621323281000	1699 S TRENTON ST UNIT 97
621323282000	1699 S TRENTON ST UNIT 98
621323283000	1699 S TRENTON ST UNIT 99
619316024000	1720 S BELLAIRE ST
619300181000	1730 S COLORADO BLVD
621318001999	1732 S TRENTON ST APT 1
621316023000	1771 S QUEBEC WAY
619300197000	1777 S BELLAIRE ST
619317028000	1780 S BELLAIRE ST
619309001000	1800 S BELLAIRE ST APPRX
619300186000	1800 S COLORADO BLVD VCNT

619300184000	1800 S COLORADO BLVD VCNT
621329013000	1800 S TAMARAC ST
621330013000	1800 S TRENTON ST
621328001000	1800 S ULSTER ST
621328029000	1801 S SPRUCE ST
621329001000	1801 S ULSTER ST
621330001000	1803 S TAMARAC ST
619300196000	1805 S BELLAIRE ST
621328002000	1810 S ULSTER ST
621402481000	1811 S QUEBEC WAY
621402482000	1811 S QUEBEC WAY
621402484000	1811 S QUEBEC WAY
621403288000	1811 S QUEBEC WAY
621402483000	1811 S QUEBEC WAY
621403289000	1811 S QUEBEC WAY
621402253000	1811 S QUEBEC WAY APT 10
621402343000	1811 S QUEBEC WAY APT 100
621402344000	1811 S QUEBEC WAY APT 101
621402345000	1811 S QUEBEC WAY APT 102
621402346000	1811 S QUEBEC WAY APT 103
621402347000	1811 S QUEBEC WAY APT 104
621402348000	1811 S QUEBEC WAY APT 105
621402349000	1811 S QUEBEC WAY APT 106
621402350000	1811 S QUEBEC WAY APT 107
621402351000	1811 S QUEBEC WAY APT 108
621402352000	1811 S QUEBEC WAY APT 109
621402254000	1811 S QUEBEC WAY APT 11
621402353000	1811 S QUEBEC WAY APT 110
621402354000	1811 S QUEBEC WAY APT 111
621402355000	1811 S QUEBEC WAY APT 112
621402356000	1811 S QUEBEC WAY APT 113
621402357000	1811 S QUEBEC WAY APT 114
621402358000	1811 S QUEBEC WAY APT 115
621402359000	1811 S QUEBEC WAY APT 116
621402360000	1811 S QUEBEC WAY APT 117
621402361000	1811 S QUEBEC WAY APT 118
621402362000	1811 S QUEBEC WAY APT 119
621402255000	1811 S QUEBEC WAY APT 12
621402363000	1811 S QUEBEC WAY APT 120
621402364000	1811 S QUEBEC WAY APT 121
621402365000	1811 S QUEBEC WAY APT 122
621402366000	1811 S QUEBEC WAY APT 123
621402367000	1811 S QUEBEC WAY APT 124
621402368000	1811 S QUEBEC WAY APT 125
621402369000	1811 S QUEBEC WAY APT 126
621402370000	1811 S QUEBEC WAY APT 127
621402371000	1811 S QUEBEC WAY APT 128

621402372000	1811 S QUEBEC WAY APT 129
621402256000	1811 S QUEBEC WAY APT 13
621402373000	1811 S QUEBEC WAY APT 130
621402374000	1811 S QUEBEC WAY APT 131
621402375000	1811 S QUEBEC WAY APT 132
621402376000	1811 S QUEBEC WAY APT 133
621402377000	1811 S QUEBEC WAY APT 134
621402378000	1811 S QUEBEC WAY APT 135
621402379000	1811 S QUEBEC WAY APT 136
621402380000	1811 S QUEBEC WAY APT 137
621402381000	1811 S QUEBEC WAY APT 138
621402382000	1811 S QUEBEC WAY APT 139
621402257000	1811 S QUEBEC WAY APT 14
621402383000	1811 S QUEBEC WAY APT 140
621402384000	1811 S QUEBEC WAY APT 141
621402385000	1811 S QUEBEC WAY APT 142
621402386000	1811 S QUEBEC WAY APT 143
621402387000	1811 S QUEBEC WAY APT 144
621402388000	1811 S QUEBEC WAY APT 145
621402389000	1811 S QUEBEC WAY APT 146
621402390000	1811 S QUEBEC WAY APT 147
621402391000	1811 S QUEBEC WAY APT 148
621402392000	1811 S QUEBEC WAY APT 149
621402258000	1811 S QUEBEC WAY APT 15
621402393000	1811 S QUEBEC WAY APT 150
621402394000	1811 S QUEBEC WAY APT 151
621402487000	1811 S QUEBEC WAY APT 152
621402488000	1811 S QUEBEC WAY APT 152
621402487998	1811 S QUEBEC WAY APT 152
621402396000	1811 S QUEBEC WAY APT 153
621402397000	1811 S QUEBEC WAY APT 154
621402398000	1811 S QUEBEC WAY APT 155
621402399000	1811 S QUEBEC WAY APT 156
621402400000	1811 S QUEBEC WAY APT 157
621402401000	1811 S QUEBEC WAY APT 158
621402402000	1811 S QUEBEC WAY APT 159
621402259000	1811 S QUEBEC WAY APT 16
621402403000	1811 S QUEBEC WAY APT 160
621402404000	1811 S QUEBEC WAY APT 161
621402405000	1811 S QUEBEC WAY APT 162
621402406000	1811 S QUEBEC WAY APT 163
621402407000	1811 S QUEBEC WAY APT 164
621402408000	1811 S QUEBEC WAY APT 165
621402409000	1811 S QUEBEC WAY APT 166
621402410000	1811 S QUEBEC WAY APT 167
621402411000	1811 S QUEBEC WAY APT 168
621402412000	1811 S QUEBEC WAY APT 169

621402260000	1811 S QUEBEC WAY APT 17
621402413000	1811 S QUEBEC WAY APT 170
621402414000	1811 S QUEBEC WAY APT 171
621402415000	1811 S QUEBEC WAY APT 172
621402416000	1811 S QUEBEC WAY APT 173
621402417000	1811 S QUEBEC WAY APT 174
621402418000	1811 S QUEBEC WAY APT 175
621402419000	1811 S QUEBEC WAY APT 176
621402420000	1811 S QUEBEC WAY APT 177
621402421000	1811 S QUEBEC WAY APT 178
621402422000	1811 S QUEBEC WAY APT 179
621402261000	1811 S QUEBEC WAY APT 18
621402423000	1811 S QUEBEC WAY APT 180
621402424000	1811 S QUEBEC WAY APT 181
621402425000	1811 S QUEBEC WAY APT 182
621402426000	1811 S QUEBEC WAY APT 183
621402427000	1811 S QUEBEC WAY APT 184
621402428000	1811 S QUEBEC WAY APT 185
621402429000	1811 S QUEBEC WAY APT 186
621402430000	1811 S QUEBEC WAY APT 187
621402431000	1811 S QUEBEC WAY APT 188
621402432000	1811 S QUEBEC WAY APT 189
621402262000	1811 S QUEBEC WAY APT 19
621402433000	1811 S QUEBEC WAY APT 190
621402434000	1811 S QUEBEC WAY APT 191
621402435000	1811 S QUEBEC WAY APT 192
621402436000	1811 S QUEBEC WAY APT 193
621402437000	1811 S QUEBEC WAY APT 194
621402438000	1811 S QUEBEC WAY APT 195
621402439000	1811 S QUEBEC WAY APT 196
621402440000	1811 S QUEBEC WAY APT 197
621402441000	1811 S QUEBEC WAY APT 198
621402442000	1811 S QUEBEC WAY APT 199
621402245000	1811 S QUEBEC WAY APT 2
621402263000	1811 S QUEBEC WAY APT 20
621402443000	1811 S QUEBEC WAY APT 200
621402444000	1811 S QUEBEC WAY APT 201
621402445000	1811 S QUEBEC WAY APT 202
621402446000	1811 S QUEBEC WAY APT 203
621402447000	1811 S QUEBEC WAY APT 204
621402448000	1811 S QUEBEC WAY APT 205
621402449000	1811 S QUEBEC WAY APT 206
621402450000	1811 S QUEBEC WAY APT 207
621402451000	1811 S QUEBEC WAY APT 208
621402452000	1811 S QUEBEC WAY APT 209
621402264000	1811 S QUEBEC WAY APT 21
621402453000	1811 S QUEBEC WAY APT 210

621402454000	1811 S QUEBEC WAY APT 211
621402455000	1811 S QUEBEC WAY APT 212
621402456000	1811 S QUEBEC WAY APT 213
621402457000	1811 S QUEBEC WAY APT 214
621402458000	1811 S QUEBEC WAY APT 215
621402459000	1811 S QUEBEC WAY APT 216
621402460000	1811 S QUEBEC WAY APT 217
621402461000	1811 S QUEBEC WAY APT 218
621402462000	1811 S QUEBEC WAY APT 219
621402265000	1811 S QUEBEC WAY APT 22
621402463000	1811 S QUEBEC WAY APT 220
621402464000	1811 S QUEBEC WAY APT 221
621402465000	1811 S QUEBEC WAY APT 222
621402466000	1811 S QUEBEC WAY APT 223
621402467000	1811 S QUEBEC WAY APT 224
621402468000	1811 S QUEBEC WAY APT 225
621402469000	1811 S QUEBEC WAY APT 226
621402470000	1811 S QUEBEC WAY APT 227
621402471000	1811 S QUEBEC WAY APT 228
621402472000	1811 S QUEBEC WAY APT 229
621402266000	1811 S QUEBEC WAY APT 23
621402473000	1811 S QUEBEC WAY APT 230
621402474000	1811 S QUEBEC WAY APT 231
621402475000	1811 S QUEBEC WAY APT 232
621402476000	1811 S QUEBEC WAY APT 233
621402477000	1811 S QUEBEC WAY APT 234
621402478000	1811 S QUEBEC WAY APT 235
621402479000	1811 S QUEBEC WAY APT 236
621402480000	1811 S QUEBEC WAY APT 237
621403264000	1811 S QUEBEC WAY APT 238
621403265000	1811 S QUEBEC WAY APT 239
621402267000	1811 S QUEBEC WAY APT 24
621403266000	1811 S QUEBEC WAY APT 240
621403267000	1811 S QUEBEC WAY APT 241
621403268000	1811 S QUEBEC WAY APT 242
621403269000	1811 S QUEBEC WAY APT 243
621403270000	1811 S QUEBEC WAY APT 244
621403271000	1811 S QUEBEC WAY APT 245
621403272000	1811 S QUEBEC WAY APT 246
621403273000	1811 S QUEBEC WAY APT 247
621403274000	1811 S QUEBEC WAY APT 248
621403275000	1811 S QUEBEC WAY APT 249
621402268000	1811 S QUEBEC WAY APT 25
621403276000	1811 S QUEBEC WAY APT 250
621403277000	1811 S QUEBEC WAY APT 251
621403278000	1811 S QUEBEC WAY APT 252
621403279000	1811 S QUEBEC WAY APT 253

621403280000	1811 S QUEBEC WAY APT 254
621403281000	1811 S QUEBEC WAY APT 255
621403282000	1811 S QUEBEC WAY APT 256
621403283000	1811 S QUEBEC WAY APT 257
621403284000	1811 S QUEBEC WAY APT 258
621403285000	1811 S QUEBEC WAY APT 259
621402269000	1811 S QUEBEC WAY APT 26
621403286000	1811 S QUEBEC WAY APT 260
621403287000	1811 S QUEBEC WAY APT 261
621402270000	1811 S QUEBEC WAY APT 27
621402271000	1811 S QUEBEC WAY APT 28
621402272000	1811 S QUEBEC WAY APT 29
621402246000	1811 S QUEBEC WAY APT 3
621402273000	1811 S QUEBEC WAY APT 30
621402274000	1811 S QUEBEC WAY APT 31
621402275000	1811 S QUEBEC WAY APT 32
621402276000	1811 S QUEBEC WAY APT 33
621402277000	1811 S QUEBEC WAY APT 34
621402278000	1811 S QUEBEC WAY APT 35
621402279000	1811 S QUEBEC WAY APT 36
621402280000	1811 S QUEBEC WAY APT 37
621402281000	1811 S QUEBEC WAY APT 38
621402282000	1811 S QUEBEC WAY APT 39
621402247000	1811 S QUEBEC WAY APT 4
621402283000	1811 S QUEBEC WAY APT 40
621402284000	1811 S QUEBEC WAY APT 41
621402285000	1811 S QUEBEC WAY APT 42
621402286000	1811 S QUEBEC WAY APT 43
621402287000	1811 S QUEBEC WAY APT 44
621402288000	1811 S QUEBEC WAY APT 45
621402289000	1811 S QUEBEC WAY APT 46
621402290000	1811 S QUEBEC WAY APT 47
621402291000	1811 S QUEBEC WAY APT 48
621402292000	1811 S QUEBEC WAY APT 49
621402248000	1811 S QUEBEC WAY APT 5
621402293000	1811 S QUEBEC WAY APT 50
621402294000	1811 S QUEBEC WAY APT 51
621402295000	1811 S QUEBEC WAY APT 52
621402486000	1811 S QUEBEC WAY APT 53
621402485000	1811 S QUEBEC WAY APT 53
621402485998	1811 S QUEBEC WAY APT 53
621402297000	1811 S QUEBEC WAY APT 54
621402298000	1811 S QUEBEC WAY APT 55
621402299000	1811 S QUEBEC WAY APT 56
621402300000	1811 S QUEBEC WAY APT 57
621402301000	1811 S QUEBEC WAY APT 58
621402302000	1811 S QUEBEC WAY APT 59

621402249000	1811 S QUEBEC WAY APT 6
621402303000	1811 S QUEBEC WAY APT 60
621402304000	1811 S QUEBEC WAY APT 61
621402305000	1811 S QUEBEC WAY APT 62
621402306000	1811 S QUEBEC WAY APT 63
621402307000	1811 S QUEBEC WAY APT 64
621402489000	1811 S QUEBEC WAY APT 65
621402490000	1811 S QUEBEC WAY APT 65
621402489998	1811 S QUEBEC WAY APT 65
621402309000	1811 S QUEBEC WAY APT 66
621402310000	1811 S QUEBEC WAY APT 67
621402311000	1811 S QUEBEC WAY APT 68
621402312000	1811 S QUEBEC WAY APT 69
621402250000	1811 S QUEBEC WAY APT 7
621402313000	1811 S QUEBEC WAY APT 70
621402314000	1811 S QUEBEC WAY APT 71
621402315000	1811 S QUEBEC WAY APT 72
621402316000	1811 S QUEBEC WAY APT 73
621402317000	1811 S QUEBEC WAY APT 74
621402318000	1811 S QUEBEC WAY APT 75
621402319000	1811 S QUEBEC WAY APT 76
621402320000	1811 S QUEBEC WAY APT 77
621402321000	1811 S QUEBEC WAY APT 78
621402322000	1811 S QUEBEC WAY APT 79
621402251000	1811 S QUEBEC WAY APT 8
621402323000	1811 S QUEBEC WAY APT 80
621402324000	1811 S QUEBEC WAY APT 81
621402325000	1811 S QUEBEC WAY APT 82
621402326000	1811 S QUEBEC WAY APT 83
621402327000	1811 S QUEBEC WAY APT 84
621402328000	1811 S QUEBEC WAY APT 85
621402329000	1811 S QUEBEC WAY APT 86
621402330000	1811 S QUEBEC WAY APT 87
621402331000	1811 S QUEBEC WAY APT 88
621402332000	1811 S QUEBEC WAY APT 89
621402252000	1811 S QUEBEC WAY APT 9
621402333000	1811 S QUEBEC WAY APT 90
621402334000	1811 S QUEBEC WAY APT 91
621402335000	1811 S QUEBEC WAY APT 92
621402336000	1811 S QUEBEC WAY APT 93
621402337000	1811 S QUEBEC WAY APT 94
621402338000	1811 S QUEBEC WAY APT 95
621402339000	1811 S QUEBEC WAY APT 96
621402340000	1811 S QUEBEC WAY APT 97
621402341000	1811 S QUEBEC WAY APT 98
621402342000	1811 S QUEBEC WAY APT 99
621402244000	1811 S QUEBEC WAY UNIT 1

621328028000	1811 S SPRUCE ST
621329012000	1816 S TAMARAC ST
621329002000	1817 S ULSTER ST
621405282000	1818 S QUEBEC WAY MISC
621405281000	1818 S QUEBEC WAY MISC
621405279000	1818 S QUEBEC WAY MISC
621405280000	1818 S QUEBEC WAY MISC
621405283000	1818 S QUEBEC WAY MISC
621405148000	1818 S QUEBEC WAY UNIT 1-1
621405147000	1818 S QUEBEC WAY UNIT 1-2
621405146000	1818 S QUEBEC WAY UNIT 1-3
621405145000	1818 S QUEBEC WAY UNIT 1-4
621405144000	1818 S QUEBEC WAY UNIT 1-5
621405143000	1818 S QUEBEC WAY UNIT 1-6
621405215000	1818 S QUEBEC WAY UNIT 10-1
621405216000	1818 S QUEBEC WAY UNIT 10-2
621405217000	1818 S QUEBEC WAY UNIT 10-3
621405218000	1818 S QUEBEC WAY UNIT 10-4
621405219000	1818 S QUEBEC WAY UNIT 10-5
621405220000	1818 S QUEBEC WAY UNIT 10-6
621405221000	1818 S QUEBEC WAY UNIT 10-7
621405222000	1818 S QUEBEC WAY UNIT 10-8
621405223000	1818 S QUEBEC WAY UNIT 11-1
621405232000	1818 S QUEBEC WAY UNIT 11-10
621405224000	1818 S QUEBEC WAY UNIT 11-2
621405225000	1818 S QUEBEC WAY UNIT 11-3
621405226000	1818 S QUEBEC WAY UNIT 11-4
621405227000	1818 S QUEBEC WAY UNIT 11-5
621405228000	1818 S QUEBEC WAY UNIT 11-6
621405229000	1818 S QUEBEC WAY UNIT 11-7
621405230000	1818 S QUEBEC WAY UNIT 11-8
621405231000	1818 S QUEBEC WAY UNIT 11-9
621405233000	1818 S QUEBEC WAY UNIT 12-1
621405234000	1818 S QUEBEC WAY UNIT 12-2
621405235000	1818 S QUEBEC WAY UNIT 12-3
621405236000	1818 S QUEBEC WAY UNIT 12-4
621405237000	1818 S QUEBEC WAY UNIT 12-5
621405238000	1818 S QUEBEC WAY UNIT 12-6
621405239000	1818 S QUEBEC WAY UNIT 12-7
621405240000	1818 S QUEBEC WAY UNIT 12-8
621405252000	1818 S QUEBEC WAY UNIT 13-8
621405158000	1818 S QUEBEC WAY UNIT 2-1
621405149000	1818 S QUEBEC WAY UNIT 2-10
621405157000	1818 S QUEBEC WAY UNIT 2-2
621405156000	1818 S QUEBEC WAY UNIT 2-3
621405155000	1818 S QUEBEC WAY UNIT 2-4
621405154000	1818 S QUEBEC WAY UNIT 2-5

621405153000	1818 S QUEBEC WAY UNIT 2-6
621405152000	1818 S QUEBEC WAY UNIT 2-7
621405151000	1818 S QUEBEC WAY UNIT 2-8
621405150000	1818 S QUEBEC WAY UNIT 2-9
621405168000	1818 S QUEBEC WAY UNIT 3-1
621405159000	1818 S QUEBEC WAY UNIT 3-10
621405167000	1818 S QUEBEC WAY UNIT 3-2
621405166000	1818 S QUEBEC WAY UNIT 3-3
621405165000	1818 S QUEBEC WAY UNIT 3-4
621405164000	1818 S QUEBEC WAY UNIT 3-5
621405163000	1818 S QUEBEC WAY UNIT 3-6
621405162000	1818 S QUEBEC WAY UNIT 3-7
621405161000	1818 S QUEBEC WAY UNIT 3-8
621405160000	1818 S QUEBEC WAY UNIT 3-9
621405176000	1818 S QUEBEC WAY UNIT 4-1
621405175000	1818 S QUEBEC WAY UNIT 4-2
621405174000	1818 S QUEBEC WAY UNIT 4-3
621405173000	1818 S QUEBEC WAY UNIT 4-4
621405172000	1818 S QUEBEC WAY UNIT 4-5
621405171000	1818 S QUEBEC WAY UNIT 4-6
621405170000	1818 S QUEBEC WAY UNIT 4-7
621405169000	1818 S QUEBEC WAY UNIT 4-8
621405184000	1818 S QUEBEC WAY UNIT 5-1
621405183000	1818 S QUEBEC WAY UNIT 5-2
621405182000	1818 S QUEBEC WAY UNIT 5-3
621405181000	1818 S QUEBEC WAY UNIT 5-4
621405180000	1818 S QUEBEC WAY UNIT 5-5
621405179000	1818 S QUEBEC WAY UNIT 5-6
621405178000	1818 S QUEBEC WAY UNIT 5-7
621405177000	1818 S QUEBEC WAY UNIT 5-8
621405192000	1818 S QUEBEC WAY UNIT 6-1
621405191000	1818 S QUEBEC WAY UNIT 6-2
621405190000	1818 S QUEBEC WAY UNIT 6-3
621405189000	1818 S QUEBEC WAY UNIT 6-4
621405188000	1818 S QUEBEC WAY UNIT 6-5
621405187000	1818 S QUEBEC WAY UNIT 6-6
621405186000	1818 S QUEBEC WAY UNIT 6-7
621405185000	1818 S QUEBEC WAY UNIT 6-8
621405200000	1818 S QUEBEC WAY UNIT 7-1
621405199000	1818 S QUEBEC WAY UNIT 7-2
621405198000	1818 S QUEBEC WAY UNIT 7-3
621405197000	1818 S QUEBEC WAY UNIT 7-4
621405196000	1818 S QUEBEC WAY UNIT 7-5
621405195000	1818 S QUEBEC WAY UNIT 7-6
621405194000	1818 S QUEBEC WAY UNIT 7-7
621405193000	1818 S QUEBEC WAY UNIT 7-8
621405201000	1818 S QUEBEC WAY UNIT 8-1

621405202000	1818 S QUEBEC WAY UNIT 8-2
621405203000	1818 S QUEBEC WAY UNIT 8-3
621405204000	1818 S QUEBEC WAY UNIT 8-4
621405205000	1818 S QUEBEC WAY UNIT 8-5
621405206000	1818 S QUEBEC WAY UNIT 8-6
621405207000	1818 S QUEBEC WAY UNIT 9-1
621405208000	1818 S QUEBEC WAY UNIT 9-2
621405209000	1818 S QUEBEC WAY UNIT 9-3
621405210000	1818 S QUEBEC WAY UNIT 9-4
621405211000	1818 S QUEBEC WAY UNIT 9-5
621405212000	1818 S QUEBEC WAY UNIT 9-6
621405213000	1818 S QUEBEC WAY UNIT 9-7
621405214000	1818 S QUEBEC WAY UNIT 9-8
621405242000	1818 S QUEBEC WAY UNIT B12-10
621405243000	1818 S QUEBEC WAY UNIT B12-11
621405244000	1818 S QUEBEC WAY UNIT B12-12
621405241000	1818 S QUEBEC WAY UNIT B12-9
621405245000	1818 S QUEBEC WAY UNIT B13-1
621405254000	1818 S QUEBEC WAY UNIT B13-10
621405255000	1818 S QUEBEC WAY UNIT B13-11
621405256000	1818 S QUEBEC WAY UNIT B13-12
621405246000	1818 S QUEBEC WAY UNIT B13-2
621405247000	1818 S QUEBEC WAY UNIT B13-3
621405248000	1818 S QUEBEC WAY UNIT B13-4
621405249000	1818 S QUEBEC WAY UNIT B13-5
621405250000	1818 S QUEBEC WAY UNIT B13-6
621405251000	1818 S QUEBEC WAY UNIT B13-7
621405253000	1818 S QUEBEC WAY UNIT B13-9
621405262000	1818 S QUEBEC WAY UNIT B14-1
621405261000	1818 S QUEBEC WAY UNIT B14-2
621405260000	1818 S QUEBEC WAY UNIT B14-3
621405259000	1818 S QUEBEC WAY UNIT B14-4
621405258000	1818 S QUEBEC WAY UNIT B14-5
621405257000	1818 S QUEBEC WAY UNIT B14-6
621405270000	1818 S QUEBEC WAY UNIT B15-1
621405269000	1818 S QUEBEC WAY UNIT B15-2
621405268000	1818 S QUEBEC WAY UNIT B15-3
621405267000	1818 S QUEBEC WAY UNIT B15-4
621405266000	1818 S QUEBEC WAY UNIT B15-5
621405265000	1818 S QUEBEC WAY UNIT B15-6
621405264000	1818 S QUEBEC WAY UNIT B15-7
621405263000	1818 S QUEBEC WAY UNIT B15-8
621405278000	1818 S QUEBEC WAY UNIT B16-1
621405277000	1818 S QUEBEC WAY UNIT B16-2
621405276000	1818 S QUEBEC WAY UNIT B16-3
621405275000	1818 S QUEBEC WAY UNIT B16-4
621405274000	1818 S QUEBEC WAY UNIT B16-5

621405273000	1818 S QUEBEC WAY UNIT B16-6
621405272000	1818 S QUEBEC WAY UNIT B16-7
621405271000	1818 S QUEBEC WAY UNIT B16-8
621330012000	1818 S TRENTON ST
621330002000	1819 S TAMARAC ST
621328003000	1820 S ULSTER ST
621328027000	1821 S SPRUCE ST
621331004000	1825 S TRENTON ST
621328004000	1830 S ULSTER ST
621328026000	1831 S SPRUCE ST
621329011000	1832 S TAMARAC ST
621329003000	1833 S ULSTER ST
621330003000	1835 S TAMARAC ST
621330011000	1836 S TRENTON ST
621328005000	1840 S ULSTER ST
621328025000	1841 S SPRUCE ST
621331005000	1845 S TRENTON ST
621329010000	1848 S TAMARAC ST
621329004000	1849 S ULSTER ST
621328006000	1850 S ULSTER ST
621328024000	1851 S SPRUCE ST
621330004000	1851 S TAMARAC ST
621330010000	1854 S TRENTON ST
619314057000	1860 S BELLAIRE ST
621328007000	1860 S ULSTER ST
621328023000	1861 S SPRUCE ST
621329009000	1864 S TAMARAC ST
621331006000	1865 S TRENTON ST
621329005000	1865 S ULSTER ST
621330005000	1867 S TAMARAC ST
619314058000	1870 S BELLAIRE ST
621328008000	1870 S ULSTER ST
621328022000	1871 S SPRUCE ST
621330009000	1872 S TRENTON ST
619300189000	1873 S BELLAIRE ST
619300188000	1875 S BELLAIRE ST
619314059000	1880 S BELLAIRE ST
621328009000	1880 S ULSTER ST
621328021000	1881 S SPRUCE ST
621330006000	1883 S TAMARAC ST
621404001999	1885 S QUEBEC WAY
621331007000	1885 S TRENTON ST
619314060000	1890 S BELLAIRE ST
621328020000	1891 S SPRUCE ST
621400005000	1896 S QUEBEC WAY
621400009000	1897 S QUEBEC WAY
621328019000	1899 S SPRUCE ST

621330007000	1899 S TAMARAC ST
629200066000	1904 S HOLLY ST
630200084000	1945 S CHERRY ST
629200005000	1950 S HOLLY ST
630222061000	1970 S CHERRY ST
629200080000	1970 S HOLLY ST
630222060000	1972 S CHERRY ST
630222063000	1974 S CHERRY ST
630222055000	1976 S CHERRY ST
630222066000	1980 S CHERRY ST
630222065000	1982 S CHERRY ST
630222048000	1984 S CHERRY ST
630222058000	1986 S CHERRY ST
630222071000	1990 S CHERRY ST
630222072000	1992 S CHERRY ST
630222068000	1994 S CHERRY ST
630200085000	1995 S CHERRY ST
630106029000	1995 S HOLLY ST
630222069000	1996 S CHERRY ST
630200037000	2000 S DAHLIA ST
630113015000	2000 S DAHLIA ST
630113014000	2000 S DAHLIA ST
630200001000	2000 S DEXTER ST
630112004000	2000 S ELM ST
630128001000	2000 S ELM ST
630200058000	2001 S DAHLIA ST
630200057000	2001 S DAHLIA ST MISC
630100001000	2001 S FOREST ST
629200063000	2001 S MONACO STREET PKWY
629200061000	2003 S MONACO STREET PKWY
630107005000	2005 S HOLLY ST
629100112000	2015 S PONTIAC WAY
630108008000	2025 S HOLLY ST
630113013000	2030 S DAHLIA ST
630113012000	2030 S DAHLIA ST MISC
629100087000	2040 S ONEIDA ST
630134010000	2045 S HOLLY ST
629108015000	2050 S MONACO STREET PKWY
629100101000	2050 S ONEIDA ST
630134002000	2055 S HUDSON ST
629105047000	2055 S ONEIDA ST
629105048000	2061 S ONEIDA ST
630135018000	2065 S HOLLY ST
630136010000	2065 S HUDSON ST
629210016000	2080 S HOLLY ST
629211042000	2100 S HOLLY ST
630121056000	2100 S HUDSON ST

629214007000	2100 S LEYDEN ST
629100098000	2100 S MONACO STREET PKWY
630324004000	2101 S COLORADO BLVD
630221001000	2101 S DAHLIA ST
630221009000	2101 S DAHLIA ST
630100029000	2101 S HOLLY ST
630100014000	2101 S HOLLY ST
629109003000	2105 S NEWPORT ST
630100010000	2107 S HOLLY ST
630221028000	2109 S DAHLIA ST
629211004000	2110 S HOLLY ST
629100093000	2110 S MONACO STREET PKWY
630221003000	2111 S DAHLIA ST
629200036000	2111 S LEYDEN ST
630100017000	2117 S HOLLY ST
630100021000	2118 S HUDSON ST
630121011000	2119 S HUDSON ST
630121002000	2120 S GRAPE ST
629211009000	2120 S HOLLY ST
629100079000	2121 S ONEIDA ST
629200082000	2125 S JASMINE ST
630200011000	2130 S DAHLIA ST
630122012000	2131 S GRAPE ST
629200083000	2131 S JASMINE ST
629211012000	2140 S HOLLY ST
629212009000	2140 S IVANHOE ST
630122002000	2149 S GRAPE ST
630100034000	2149 S HOLLY ST
630121006000	2150 S GRAPE ST
629211013000	2160 S HOLLY ST
629212017000	2160 S IVANHOE ST
630204007000	2168 S BIRCH ST
630100032000	2170 S DAHLIA ST
630121007000	2170 S GRAPE ST
630122003000	2171 S GRAPE ST
629200081000	2175 S JASMINE ST
629212013000	2180 S IVANHOE ST
629214005000	2180 S LEYDEN ST
630122004000	2181 S GRAPE ST
629211041000	2186 S HOLLY ST
629213009999	2190 S HOLLY ST MASTR
629213009999	2190 S HOLLY ST MASTR
630215024000	2200 S COLORADO BLVD
630215020000	2200 S COLORADO BLVD
630215021000	2200 S COLORADO BLVD
629213007000	2200 S HOLLY ST
629205012000	2200 S JASMINE ST

629100036000	2200 S QUEBEC ST
629100036000	2200 S QUEBEC ST
630215001000	2210 S COLORADO BLVD
629205006000	2211 S LEYDEN ST
630214002000	2222 S ALBION ST
630215017000	2222 S COLORADO BLVD
630215023000	2228 S COLORADO BLVD
629100108000	2230 S MONACO STREET PKWY
630215005000	2232 S COLORADO BLVD
630214003000	2236 S ALBION ST
630215038000	2238 S COLORADO BLVD
630215034000	2239 S ALBION ST
630214004000	2242 S ALBION ST
629100062000	2250 S MONACO STREET PKWY
629100072000	2250 S ONEIDA ST
629200053000	2253 S MONACO STREET PKWY
629100119999	2253 S ONEIDA ST
630215035000	2255 S ALBION ST
629100117000	2255 S ONEIDA ST
630215008000	2266 S COLORADO BLVD
630215009000	2276 S COLORADO BLVD
630214012000	2280 S ALBION ST
630215010000	2280 S COLORADO BLVD
629100040000	2280 S MONACO STREET PKWY
630215041000	2290 S COLORADO BLVD
629100114000	2290 S ONEIDA ST
629100113000	2290 S ONEIDA ST
629300042000	2306 S LINDEN CT
629307032000	2307 S LOCUST ST
629300043000	2316 S LINDEN CT
629307033000	2317 S LOCUST ST
630324006000	2318 S COLORADO BLVD
629300044000	2326 S LINDEN CT
629307034000	2327 S LOCUST ST
629300028000	2330 S KEARNEY ST
629300045000	2336 S LINDEN CT
629307035000	2337 S LOCUST ST
629300046000	2346 S LINDEN CT
629307036000	2347 S LOCUST ST
629300047000	2350 S LINDEN CT
629307037000	2351 S LOCUST ST
629300048000	2356 S LINDEN CT
629307038000	2357 S LOCUST ST
629306025000	2361 S MONACO PKWY
629300049000	2366 S LINDEN CT
629307039000	2367 S LOCUST ST
629100124000	2369 S QUEBEC ST

629301001999	2375 S LINDEN CT
629300050000	2376 S LINDEN CT
629307040000	2377 S LOCUST ST
629300051000	2386 S LINDEN CT
629307041000	2387 S LOCUST ST
629300052000	2396 S LINDEN CT
629307042000	2397 S LOCUST ST
630300006000	2400 S COLORADO BLVD
630318005000	2400 S COLORADO BLVD
630300004000	2400 S COLORADO BLVD
630318003000	2410 S COLORADO BLVD
629400049000	2435 S QUEBEC ST
629400050000	2445 S QUEBEC ST
630318006000	2446 S COLORADO BLVD
630308004000	2459 S ASH ST
630300021000	2466 S COLORADO BLVD
630300007000	2500 S COLORADO BLVD
630316025000	2561 S BELLAIRE ST
630300013000	2600 S COLORADO BLVD
630300009000	2600 S COLORADO BLVD
629400046000	2601 S QUEBEC ST APT 1
629418033000	2601 S QUEBEC ST APT 10
629418034000	2601 S QUEBEC ST APT 11
629418035000	2601 S QUEBEC ST APT 12
629418036000	2601 S QUEBEC ST APT 13
629418037000	2601 S QUEBEC ST APT 14
629418038000	2601 S QUEBEC ST APT 15
629418029000	2601 S QUEBEC ST APT 16
629418030000	2601 S QUEBEC ST APT 17
629418031000	2601 S QUEBEC ST APT 18
629418032000	2601 S QUEBEC ST APT 19
629400048000	2601 S QUEBEC ST APT 2
629400047000	2601 S QUEBEC ST APT 3
629418023000	2601 S QUEBEC ST APT 4
629418024000	2601 S QUEBEC ST APT 5
629418025000	2601 S QUEBEC ST APT 6
629418026000	2601 S QUEBEC ST APT 7
629418027000	2601 S QUEBEC ST APT 8
629418028000	2601 S QUEBEC ST APT 9
629400041000	2601 S QUEBEC ST APT A
629400040000	2601 S QUEBEC ST APT B
629400043000	2601 S QUEBEC ST APT C
629400042000	2601 S QUEBEC ST APT D
629400044000	2601 S QUEBEC ST MISC
629418039000	2601 S QUEBEC ST VCNT
629300059000	2602 S LINDEN CT
629419047000	2609 S QUEBEC ST

629419025000	2609 S QUEBEC ST APT 1
629419034000	2609 S QUEBEC ST APT 10
629419035000	2609 S QUEBEC ST APT 11
629419036000	2609 S QUEBEC ST APT 12
629419037000	2609 S QUEBEC ST APT 13
629419038000	2609 S QUEBEC ST APT 14
629419039000	2609 S QUEBEC ST APT 15
629419040000	2609 S QUEBEC ST APT 16
629419041000	2609 S QUEBEC ST APT 17
629419042000	2609 S QUEBEC ST APT 18
629419043000	2609 S QUEBEC ST APT 19
629419026000	2609 S QUEBEC ST APT 2
629419044000	2609 S QUEBEC ST APT 20
629419045000	2609 S QUEBEC ST APT 21
629419046000	2609 S QUEBEC ST APT 22
629419027000	2609 S QUEBEC ST APT 3
629419028000	2609 S QUEBEC ST APT 4
629419029000	2609 S QUEBEC ST APT 5
629419030000	2609 S QUEBEC ST APT 6
629419031000	2609 S QUEBEC ST APT 7
629419032000	2609 S QUEBEC ST APT 8
629419033000	2609 S QUEBEC ST APT 9
629400012000	2660 S MONACO STREET PKWY
629400013000	2690 S MONACO STREET PKWY
629300060000	2695 S MONACO STREET PKWY
630327013000	2696 S COLORADO BLVD
617201029000	305 S MONACO STREET PKWY
617201030000	307 S MONACO STREET PKWY
617201031000	309 S MONACO STREET PKWY
618100014000	350 S DAHLIA ST
617100064000	365 S QUEBEC ST
618114066000	390 S HUDSON ST SPC 1
618114072000	390 S HUDSON ST SPC 2
618114070000	390 S HUDSON ST SPC 3
618114075000	390 S HUDSON ST SPC 4
618114077000	390 S HUDSON ST SPC 5
618114067000	390 S HUDSON ST SPC 6
618114068000	390 S HUDSON ST SPC 7
618114071000	390 S HUDSON ST UNIT 1
618114061000	390 S HUDSON ST UNIT 10
618114069000	390 S HUDSON ST UNIT 2
618114073000	390 S HUDSON ST UNIT 3
618114074000	390 S HUDSON ST UNIT 4
618114076000	390 S HUDSON ST UNIT 5
618114065000	390 S HUDSON ST UNIT 6
618114064000	390 S HUDSON ST UNIT 7
618114063000	390 S HUDSON ST UNIT 8

618114062000	390 S HUDSON ST UNIT 9
619215008000	4015 E ARKANSAS AVE
630318004000	4025 E DICKENSON PL
630215040000	4025 E ILIFF AVE
630215029000	4030 E WARREN AVE
630215028000	4040 E WARREN AVE
630215014000	4075 E ILIFF AVE
630323015000	4100 E ILIFF AVE UNIT 1
630323024000	4100 E ILIFF AVE UNIT 10
630323025000	4100 E ILIFF AVE UNIT 11
630323026000	4100 E ILIFF AVE UNIT 12
630323027000	4100 E ILIFF AVE UNIT 13
630323028000	4100 E ILIFF AVE UNIT 14
630323029000	4100 E ILIFF AVE UNIT 15
630323030000	4100 E ILIFF AVE UNIT 16
630323031000	4100 E ILIFF AVE UNIT 17
630323032000	4100 E ILIFF AVE UNIT 18
630323033000	4100 E ILIFF AVE UNIT 19
630323016000	4100 E ILIFF AVE UNIT 2
630323034000	4100 E ILIFF AVE UNIT 20
630323017000	4100 E ILIFF AVE UNIT 3
630323018000	4100 E ILIFF AVE UNIT 4
630323019000	4100 E ILIFF AVE UNIT 5
630323020000	4100 E ILIFF AVE UNIT 6
630323021000	4100 E ILIFF AVE UNIT 7
630323022000	4100 E ILIFF AVE UNIT 8
630323023000	4100 E ILIFF AVE UNIT 9
619300193000	4100 E MEXICO AVE MISC
619300180000	4100 E MEXICO AVE STE C
619300175000	4100 E MEXICO AVE STE D
619300187000	4100 E MEXICO AVE STE E
619300185000	4100 E MEXICO AVE STE F
619300194000	4100 E MEXICO AVE UNIT G
630214048000	4100 E WARREN AVE 4101
619200026000	E LOUISIANA AVE 4101 E
630323009000	WESLEY AVE
630327008000	4101 E YALE AVE
619217002000	4105 E FLORIDA AVE 4108 E
630323013000	ILIFF AVE
630323014000	4140 E ILIFF AVE
630318001000	4141 E DICKENSON PL 4150
630309001000	E DICKENSON PL 4155 E
619310001000	JEWELL AVE
630214006000	4175 E ILIFF AVE
619300049000	4177 E MEXICO AVE
618111020000	420 S FOREST ST

630202024000	4200 E EVANS AVE
619225033000	4201 E ARKANSAS AVE
619225033000	4201 E ARKANSAS AVE
619200021000	4201 E LOUISIANA AVE
619200021000	4201 E LOUISIANA AVE
630327009000	4201 E YALE AVE
619300047000	4225 E MEXICO AVE
618113044000	425 S HUDSON ST
618111019000	428 S FOREST ST
619300045000	4280 E IOWA AVE
619300044000	4280 E IOWA AVE
619300045000	4280 E IOWA AVE
619300044000	4280 E IOWA AVE
619300046000	4295 E MEXICO AVE
619314070000	4300 E BAILS PL
619314056000	4330 E BAILS PL
619314055000	4332 E BAILS PL
619314054000	4340 E BAILS PL
619214007000	4340 E LOUISIANA AVE
619314053000	4342 E BAILS PL
619214011000	4343 E ARKANSAS AVE
619214011000	4343 E ARKANSAS AVE
619214012000	4343 E ARKANSAS AVE MISC
618124021000	435 S FOREST ST UNIT 6
618124021000	435 S FOREST ST UNIT 6
618124021000	435 S FOREST ST UNIT 6
618124021000	435 S FOREST ST UNIT 6
618124021000	435 S FOREST ST UNIT 6
618124021000	435 S FOREST ST UNIT 6
618124021000	435 S FOREST ST UNIT 6
618124021000	435 S FOREST ST UNIT 6
618124021000	435 S FOREST ST UNIT 6
618124021000	435 S FOREST ST UNIT 6
618124021000	435 S FOREST ST UNIT 6
618124021000	435 S FOREST ST UNIT 6
618124021000	435 S FOREST ST UNIT 6
618124021000	435 S FOREST ST UNIT 6
619314052000	4350 E BAILS PL
619314051000	4352 E BAILS PL
619314050000	4360 E BAILS PL
619314049000	4362 E BAILS PL
619314048000	4370 E BAILS PL
619314047000	4372 E BAILS PL
619314046000	4380 E BAILS PL
630316024000	4395 E YALE AVE
619314073000	4400 E BAILS PL
630204023000	4400 E EVANS AVE
619314080000	4401 E JEWELL AVE

619314074000	4410 E BAILS PL
630200055000	4410 E COLORADO CENTER DR
619314081000	4411 E JEWELL AVE
619314075000	4420 E BAILS PL
619314082000	4421 E JEWELL AVE
619314076000	4430 E BAILS PL
619314083000	4431 E JEWELL AVE
619314077000	4440 E BAILS PL
619314084000	4441 E JEWELL AVE
619314085000	4441 E JEWELL AVE MISC
619314078000	4444 E BAILS PL
618124022000	445 S FOREST ST UNIT 1
618124023000	445 S FOREST ST UNIT 2
618124024000	445 S FOREST ST UNIT 3
618124025000	445 S FOREST ST UNIT 4
618124026000	445 S FOREST ST UNIT 5
618124027000	445 S FOREST ST UNIT 6
619314079000	4450 E BAILS PL
618116022000	450 S HUDSON ST
619212003999	4500 E LOUISIANA AVE
618113046000	455 S HUDSON ST
619308037000	4565 E MEXICO AVE
619308034000	4565 E MEXICO AVE
619308036000	4565 E MEXICO AVE
619308035000	4565 E MEXICO AVE
619308038000	4565 E MEXICO AVE TR-E
619308001000	4565 E MEXICO AVE UNIT 1
619308010000	4565 E MEXICO AVE UNIT 10
619308011000	4565 E MEXICO AVE UNIT 11
619308012000	4565 E MEXICO AVE UNIT 12
619308013000	4565 E MEXICO AVE UNIT 13
619308014000	4565 E MEXICO AVE UNIT 14
619308015000	4565 E MEXICO AVE UNIT 15
619308016000	4565 E MEXICO AVE UNIT 16
619308017000	4565 E MEXICO AVE UNIT 17
619308018000	4565 E MEXICO AVE UNIT 18
619308019000	4565 E MEXICO AVE UNIT 19
619308002000	4565 E MEXICO AVE UNIT 2
619308020000	4565 E MEXICO AVE UNIT 20
619308021000	4565 E MEXICO AVE UNIT 21
619308022000	4565 E MEXICO AVE UNIT 22
619308023000	4565 E MEXICO AVE UNIT 23
619308024000	4565 E MEXICO AVE UNIT 24
619308025000	4565 E MEXICO AVE UNIT 25
619308026000	4565 E MEXICO AVE UNIT 26
619308027000	4565 E MEXICO AVE UNIT 27
619308028000	4565 E MEXICO AVE UNIT 28

619308029000	4565 E MEXICO AVE UNIT 29
619308003000	4565 E MEXICO AVE UNIT 3
619308030000	4565 E MEXICO AVE UNIT 30
619308031000	4565 E MEXICO AVE UNIT 31
619308032000	4565 E MEXICO AVE UNIT 32
619308033000	4565 E MEXICO AVE UNIT 33
619308004000	4565 E MEXICO AVE UNIT 4
619308005000	4565 E MEXICO AVE UNIT 5
619308006000	4565 E MEXICO AVE UNIT 6
619308007000	4565 E MEXICO AVE UNIT 7
619308008000	4565 E MEXICO AVE UNIT 8
619308009000	4565 E MEXICO AVE UNIT 9
619208008000	4600 E ARIZONA AVE
618300013000	4600 E KENTUCKY AVE
619208006000	4615 E LOUISIANA AVE
619209006000	4625 E LOUISIANA AVE
630219010000	4645 E EVANS AVE
630219018000	4697 E EVANS AVE
630219019000	4697 E EVANS AVE
619209004000	4700 E ARIZONA AVE
619201009000	4700 E MISSISSIPPI AVE
630219017000	4771 E EVANS AVE
630221029000	4780 E EVANS AVE
617209017000	480 S HOLLY ST
630200013000	4800 E EVANS AVE
618413011000	4800 E OHIO AVE
630114007000	4800 E PACIFIC PL
630220018000	4801 E EVANS AVE
630220015000	4805 E EVANS AVE
630220019000	4825 E EVANS AVE
630114008000	4830 E PACIFIC PL
630220012000	4845 E EVANS AVE
630220007000	4875 E EVANS AVE
630114009000	4880 E PACIFIC PL
618413008000	4900 E CHERRY CREEK SOUTH DR
630128004000	4901 E EVANS AVE
618402001000	4901 E KENTUCKY CIR
618100015000	4901 LEETSDALE DR
630113010000	4925 E PACIFIC PL
630113011000	4940 E ASBURY AVE
630112010000	4950 E ASBURY AVE
618100018000	4975 LEETSDALE DR
630123005000	4985 E EVANS AVE
630112009000	4990 E ASBURY AVE
630200038000	4990 E EVANS AVE
618122005000	4995 LEETSDALE DR
618400016000	4999 E KENTUCKY AVE

618115021000	5000 LEETSDALE DR
618123017000	5001 LEETSDALE DR
630124004000	5005 E EVANS AVE
618123018000	5023 LEETSDALE DR
630131011000	5030 E DONALD AVE
618412007000	5034 E CHERRY CREEK SOUTH DR
618412007998	5034 E CHERRY CREEK SOUTH DR MASTR
618412008000	5036 E CHERRY CREEK SOUTH DR
618412009000	5038 E CHERRY CREEK SOUTH DR
618412010000	5040 E CHERRY CREEK SOUTH DR
618412011000	5042 E CHERRY CREEK SOUTH DR
618412012000	5044 E CHERRY CREEK SOUTH DR
618412013000	5046 E CHERRY CREEK SOUTH DR
618412014000	5048 E CHERRY CREEK SOUTH DR
618412015000	5048 E CHERRY CREEK SOUTH DR UNIT A
618412027000	5050 E CHERRY CREEK SOUTH DR
618412028000	5050 E CHERRY CREEK SOUTH DR APPRX
630100033000	5050 E EVANS AVE
618412016000	5052 E CHERRY CREEK SOUTH DR
618412017000	5054 E CHERRY CREEK SOUTH DR
618412005000	5055 E KENTUCKY AVE
618412018000	5056 E CHERRY CREEK SOUTH DR
618412019000	5058 E CHERRY CREEK SOUTH DR
618412020000	5060 E CHERRY CREEK SOUTH DR
618412021000	5062 E CHERRY CREEK SOUTH DR
618412022000	5064 E CHERRY CREEK SOUTH DR
618412023000	5066 E CHERRY CREEK SOUTH DR
618412024000	5068 E CHERRY CREEK SOUTH DR
618412025000	5070 E CHERRY CREEK SOUTH DR
618412026000	5072 E CHERRY CREEK SOUTH DR
618123024000	5075 LEETSDALE DR
618115018000	5080 LEETSDALE DR
630132013000	5100 E DONALD AVE
630132018000	5100 E DONALD AVE
630132015000	5100 E DONALD AVE
630132016000	5100 E DONALD AVE
630132017000	5100 E DONALD AVE
630132014000	5100 E DONALD AVE
630132011000	5100 E DONALD AVE
630132010000	5100 E DONALD AVE
630125002000	5101 E EVANS AVE
630401065000	5121 E YALE AVE
630125001000	5125 E EVANS AVE
630132008000	5126 E DONALD AVE -5298
630401040000	5150 E YALE CIR
618124015000	5151 LEETSDALE DR
630401057000	5155 E YALE CIR

630100039000	5200 E EVANS AVE
630100040000	5201 E WARREN AVE
618111017000	5201 LEETSDALE DR
618100022000	5210 LEETSDALE DR
618111018000	5229 LEETSDALE DR
618400015000	5250 E CHERRY CREEK SOUTH DR
618400014000	5250 E CHERRY CREEK SOUTH DR
630100038000	5250 E EVANS AVE
618100021000	5250 LEETSDALE DR
630132012000	5285 E ILIFF AVE MISC
630401048000	5290 E YALE CIR
630401051000	5291 E YALE AVE
630401059000	5291 E YALE CIR
630125004000	5295 E EVANS AVE
630125005000	5295 E EVANS AVE #A
630130008000	5298 E DONALD AVE
618401001999	5300 E CHERRY CREEK SOUTH DR MASTR
630134007000	5301 E PACIFIC PL
618112042000	5301 LEETSDALE DR
630126002000	5303 E EVANS AVE
630134012000	5303 E PACIFIC PL
630136019000	5310 E PACIFIC PL
630134004000	5315 E PACIFIC PL
630401036000	5315 E YALE AVE
630136016000	5353 E EVANS AVE
630122011000	5390 E EVANS AVE
618102035000	540 S FOREST ST # A1
618102034000	540 S FOREST ST # A2
618102020000	540 S FOREST ST # B
618102021000	540 S FOREST ST # C
618102022000	540 S FOREST ST # D
618102023000	540 S FOREST ST # E
618102024000	540 S FOREST ST # F
618102025000	540 S FOREST ST # G
618102026000	540 S FOREST ST # H
618102027000	540 S FOREST ST # I
618102029000	540 S FOREST ST # K
618102030000	540 S FOREST ST # L
618102031000	540 S FOREST ST # M
618102032000	540 S FOREST ST # N
618102033000	540 S FOREST ST # O
618110029000	540 S FOREST ST # P
618110028000	540 S FOREST ST # Q
618110027000	540 S FOREST ST # R
618110026000	540 S FOREST ST # S
618110025000	540 S FOREST ST # T
618110024000	540 S FOREST ST # U

618110023000	540 S FOREST ST # V
618110022000	540 S FOREST ST # W
618110021000	540 S FOREST ST # X
618110020000	540 S FOREST ST # Y
618110019000	540 S FOREST ST # Z
618101005999	540 S FOREST ST MASTR
618102028000	540 S FOREST ST UNIT J
618118054000	5401 E DAKOTA AVE
618117041000	5401 E DAKOTA AVE BLDG 4
618118041000	5401 E DAKOTA AVE UNIT 1
618117034000	5401 E DAKOTA AVE UNIT 10
618118048000	5401 E DAKOTA AVE UNIT 11
618117033000	5401 E DAKOTA AVE UNIT 12
618117032000	5401 E DAKOTA AVE UNIT 14
618118046000	5401 E DAKOTA AVE UNIT 15
618117031000	5401 E DAKOTA AVE UNIT 16
618118045000	5401 E DAKOTA AVE UNIT 17
618117030000	5401 E DAKOTA AVE UNIT 18
618118044000	5401 E DAKOTA AVE UNIT 19
618117025000	5401 E DAKOTA AVE UNIT 2
618117029000	5401 E DAKOTA AVE UNIT 20
618118043000	5401 E DAKOTA AVE UNIT 21
618117028000	5401 E DAKOTA AVE UNIT 22
618118047000	5401 E DAKOTA AVE UNIT 25
618118053000	5401 E DAKOTA AVE UNIT 3
618118052000	5401 E DAKOTA AVE UNIT 5
618117040000	5401 E DAKOTA AVE UNIT 6
618118050000	5401 E DAKOTA AVE UNIT 7
618117035000	5401 E DAKOTA AVE UNIT 8
618118049000	5401 E DAKOTA AVE UNIT 9
630134003000	5401 E PACIFIC PL
618113048000	5401 LEETSDALE DR
618113030000	5401 LEETSDALE DR
618113036000	5401 LEETSDALE DR
618113035000	5401 LEETSDALE DR
630136018000	5403 E EVANS AVE
618113034000	5411 LEETSDALE DR
618113045000	5430 E DAKOTA AVE
617200024000	544 S JERSEY ST
630121054000	5450 E EVANS AVE
630121004000	5455 E EVANS PL
630121057000	5470 E EVANS AVE
630136022000	5475 E EVANS AVE
618113047000	5475 LEETSDALE DR
630100036000	5480 E EVANS AVE
630121014999	5491 E WARREN AVE MASTR
630138001999	5494 E EVANS AVE

630100009000	5498 E EVANS AVE
630135012000	5500 E PACIFIC PL
630100025000	5501 E PACIFIC PL
630135013000	5505 E EVANS AVE
630100023000	5510 E EVANS AVE
618100028000	5512 LEETSDALE DR
630135011000	5520 E PACIFIC PL
630135017000	5540 E PACIFIC PL
630135014000	5545 E EVANS AVE
630100022000	5550 E EVANS AVE
630135015000	5555 E EVANS AVE
617217003000	556 S JERSEY ST
630100015000	5570 E EVANS AVE
618116025000	5575 LEETSDALE DR
630135016000	5595 E EVANS AVE
619123040000	5595 E FLORIDA AVE
617218026000	560 S HOLLY ST
617221009000	5601 LEETSDALE DR
617221006000	5601 LEETSDALE DR
617221008000	5601 LEETSDALE DR
617209018000	5601 LEETSDALE DR BLDG NORTHSIDE
629200065000	5620 E JEWELL AVE
629216001999	5633 E ATLANTIC PL
629211002000	5650 E EVANS AVE
629200086000	5650 E JEWELL AVE
629200101000	5650 E JEWELL AVE
629200102000	5660 E JEWELL AVE
629211001000	5670 E EVANS AVE
629210013000	5699 E EVANS AVE
629212011000	5700 E EVANS AVE
629210032000	5701 E EVANS AVE
617221010000	5701 LEETSDALE DR
629210033000	5711 E EVANS AVE
629210022999	5777 E EVANS AVE
629210020000	5779 E EVANS AVE
629210005000	5797 E EVANS AVE
629212016000	5800 E EVANS AVE
617221004000	5801 LEETSDALE DR
617221001000	5801 LEETSDALE DR
617221011000	5805 LEETSDALE DR
617221002000	5835 LEETSDALE DR
629200051000	5840 E EVANS AVE
629200033000	5854 E EVANS AVE
629200032000	5862 E EVANS AVE
617221013000	5869 LEETSDALE DR
617218024000	5880 LEETSDALE DR
629210004000	5885 E EVANS AVE

629210004000	5885 E EVANS AVE
629210004000	5885 E EVANS AVE
617218022000	5890 LEETSDALE DR
629210031000	5925 E EVANS AVE APPRX
629201001999	5995 E ILIFF AVE
629204005000	6000 E EVANS AVE
617200023000	6000 LEETSDALE DR
629200110000	6001 E EVANS AVE APPRX
629210001000	6005 E EVANS AVE
629200075000	6101 E EVANS AVE
629200105000	6101 E EVANS AVE
629205013000	6116 E WARREN AVE
629205004000	6130 E WARREN AVE
629200104000	6135 E EVANS AVE
629200014000	6140 E EVANS AVE
617200031000	6150 LEETSDALE DR
629205009000	6165 E ILIFF AVE
629205010000	6165 E ILIFF AVE A-C
629200074000	6171 E EVANS AVE
629205005000	6180 E WARREN AVE
629200034000	6190 E EVANS AVE
629300020000	6200 E ILIFF AVE
617200032000	6200 LEETSDALE DR
629200072000	6265 E EVANS AVE
629214004000	6300 E EVANS AVE
617302047000	6310 E EXPOSITION AVE
617302048000	6336 LEETSDALE DR
617302087000	6339 E OHIO AVE
629200098000	6342 E EVANS AVE
617302088000	6343 E OHIO AVE
617302089000	6347 E OHIO AVE
617302090000	6351 E OHIO AVE
629200084000	6354 E EVANS AVE
629200042000	6355 E EVANS AVE
617302091000	6355 E OHIO AVE
629200009000	6359 E EVANS AVE
617302092000	6359 E OHIO AVE
629200100000	6360 E EVANS AVE
617302061000	6361 E OHIO AVE
617302062000	6363 E OHIO AVE
617302063000	6365 E OHIO AVE
629200094000	6366 E EVANS AVE
617302064000	6367 E OHIO AVE
617302065000	6369 E OHIO AVE
617302066000	6371 E OHIO AVE
617301024000	6400 LEETSDALE DR
617301025000	6400 LEETSDALE DR

617301026000	6400 LEETSDALE DR
617301019000	6401 LEETSDALE DR
617301021000	6401 LEETSDALE DR
617301017000	6445 E OHIO AVE
620300021000	6451 E JEWELL AVE
617301035000	6465 LEETSDALE DR
629200390000	6477 E EVANS AVE
617301031000	6487 LEETSDALE DR
617301039000	6490 LEETSDALE DR
617301020000	6499 LEETSDALE DR
618110015000	650 S FOREST ST
629100106000	6501 E EVANS AVE
620127001999	6545 E ARIZONA AVE
629100094000	6550 E EVANS AVE
620128001999	6550 E MISSISSIPPI AVE
629100126000	6565 E EVANS AVE
620129001999	6570 E MISSISSIPPI AVE
620126031000	6600 E MISSISSIPPI AVE
617407080000	6603 LEETSDALE DR
617407072000	6611 LEETSDALE DR
620115001999	6615 E ARIZONA AVE APT A
629100024000	6625 E EVANS AVE
617407017000	6625 LEETSDALE DR
629100020000	6635 E EVANS AVE
617407016000	6635 LEETSDALE DR
620125001999	6640 E MISSISSIPPI AVE
620112159000	6650 E ARIZONA AVE APT 113
620112160000	6650 E ARIZONA AVE APT 114
620112161000	6650 E ARIZONA AVE APT 115
620112162000	6650 E ARIZONA AVE APT 116
620112163000	6650 E ARIZONA AVE APT 117
620112164000	6650 E ARIZONA AVE APT 118
620112165000	6650 E ARIZONA AVE APT 119
620112166000	6650 E ARIZONA AVE APT 120
620112167000	6650 E ARIZONA AVE APT 121
620112168000	6650 E ARIZONA AVE APT 122
620112169000	6650 E ARIZONA AVE APT 123
620112170000	6650 E ARIZONA AVE APT 124
620112171000	6650 E ARIZONA AVE APT 125
620112172000	6650 E ARIZONA AVE APT 126
620112173000	6650 E ARIZONA AVE APT 127
620112174000	6650 E ARIZONA AVE APT 128
620112175000	6650 E ARIZONA AVE APT 129
620112176000	6650 E ARIZONA AVE APT 130
620112177000	6650 E ARIZONA AVE APT 131
620112178000	6650 E ARIZONA AVE APT 132
620112179000	6650 E ARIZONA AVE APT 133

620112180000	6650 E ARIZONA AVE APT 134
620112181000	6650 E ARIZONA AVE APT 135
620112182000	6650 E ARIZONA AVE APT 136
620112183000	6650 E ARIZONA AVE APT 137
620112184000	6650 E ARIZONA AVE APT 138
620112185000	6650 E ARIZONA AVE APT 139
620112186000	6650 E ARIZONA AVE APT 140
620112187000	6650 E ARIZONA AVE APT 141
620112188000	6650 E ARIZONA AVE APT 142
620112189000	6650 E ARIZONA AVE APT 143
620112190000	6650 E ARIZONA AVE APT 144
620112191000	6650 E ARIZONA AVE APT 145
620112192000	6650 E ARIZONA AVE APT 146
620112193000	6650 E ARIZONA AVE APT 147
620112194000	6650 E ARIZONA AVE APT 148
620112195000	6650 E ARIZONA AVE APT 149
620112196000	6650 E ARIZONA AVE APT 150
620112198000	6650 E ARIZONA AVE APT 151
620112199000	6650 E ARIZONA AVE APT 152
620112200000	6650 E ARIZONA AVE APT 153
620112201000	6650 E ARIZONA AVE APT 154
620112202000	6650 E ARIZONA AVE APT 155
620112203000	6650 E ARIZONA AVE APT 156
620112204000	6650 E ARIZONA AVE APT 157
620112205000	6650 E ARIZONA AVE APT 158
620112206000	6650 E ARIZONA AVE APT 159
620112207000	6650 E ARIZONA AVE APT 160
620112208000	6650 E ARIZONA AVE APT 161
620112209000	6650 E ARIZONA AVE APT 162
620112210000	6650 E ARIZONA AVE APT 163
620112211000	6650 E ARIZONA AVE APT 164
620112212000	6650 E ARIZONA AVE APT 165
620112213000	6650 E ARIZONA AVE APT 166
620112214000	6650 E ARIZONA AVE APT 167
620112215000	6650 E ARIZONA AVE APT 168
620112216000	6650 E ARIZONA AVE APT 169
620112217000	6650 E ARIZONA AVE APT 170
620112218000	6650 E ARIZONA AVE APT 171
620112219000	6650 E ARIZONA AVE APT 172
620112220000	6650 E ARIZONA AVE APT 173
620112221000	6650 E ARIZONA AVE APT 174
620112222000	6650 E ARIZONA AVE APT 175
620112223000	6650 E ARIZONA AVE APT 176
620112240000	6650 E ARIZONA AVE APT 193
620112241000	6650 E ARIZONA AVE APT 194
620112242000	6650 E ARIZONA AVE APT 195
620112243000	6650 E ARIZONA AVE APT 196

620112244000	6650 E ARIZONA AVE APT 197
620112245000	6650 E ARIZONA AVE APT 198
620112246000	6650 E ARIZONA AVE APT 199
620112247000	6650 E ARIZONA AVE APT 200
620112249000	6650 E ARIZONA AVE APT 201
620112250000	6650 E ARIZONA AVE APT 202
620112251000	6650 E ARIZONA AVE APT 203
620112252000	6650 E ARIZONA AVE APT 204
620112253000	6650 E ARIZONA AVE APT 205
620112254000	6650 E ARIZONA AVE APT 206
620112255000	6650 E ARIZONA AVE APT 207
620112256000	6650 E ARIZONA AVE APT 208
617407068000	6655 LEETSDALE DR
620124001999	6660 E MISSISSIPPI AVE
620116001999	6665 E ARIZONA AVE APT A
617407071000	6677 LEETSDALE DR
620114001999	6685 E ARIZONA AVE APT A
620100066000	6690 E MISSISSIPPI AVE
617407114000	6699 LEETSDALE DR
620121001999	6700 E MISSISSIPPI AVE
629100085000	6700 E WARREN AVE
617400153000	6700 LEETSDALE DR
617407059000	6701 LEETSDALE DR
617407070000	6701 LEETSDALE DR
620119001999	6750 E MISSISSIPPI AVE APT A
617407057000	6752 E EXPOSITION AVE
617407074000	6754 E EXPOSITION AVE
617407063000	6756 E EXPOSITION AVE
617128017000	6757 E EXPOSITION AVE
617407064000	6758 E EXPOSITION AVE
617128024000	6759 E EXPOSITION AVE
617407073000	6760 E EXPOSITION AVE
617128025000	6761 E EXPOSITION AVE
617407056000	6762 E EXPOSITION AVE
617128026000	6763 E EXPOSITION AVE
617407055000	6764 E EXPOSITION AVE
617128027000	6765 E EXPOSITION AVE
617407060000	6767 LEETSDALE DR
617128010000	6769 E EXPOSITION AVE
617128013000	6771 E EXPOSITION AVE
617128028000	6773 E EXPOSITION AVE
629100104000	6775 E EVANS AVE
617128007000	6775 E EXPOSITION AVE
629105051999	6776 E PANORAMA LN
617128012000	6779 E EXPOSITION AVE
629105045000	6781 E EVANS AVE
620120001999	6795 E ARIZONA AVE APT A

617400152000	6795 E TENNESSEE AVE
629110001000	6800 E EVANS AVE
617404111999	6800 E TENNESSEE AVE
617400149000	6800 LEETSDALE DR
617400150000	6800 LEETSDALE DR
617400122000	6800 LEETSDALE DR
617407066000	6801 LEETSDALE DR
617407061000	6801 LEETSDALE DR
617407020000	6801 LEETSDALE DR
617407021000	6805 LEETSDALE DR
620117001999	6820 E MISSISSIPPI AVE APT A
617400139000	6825 E TENNESSEE AVE
617407110000	6829 LEETSDALE DR
617407112000	6845 LEETSDALE DR
629100075000	6850 E EVANS AVE
617407111000	6851 LEETSDALE DR
629100029000	6875 E EVANS AVE
617407062000	6879 LEETSDALE DR
629100077000	6880 E EVANS AVE
617407050000	6895 LEETSDALE DR
629100056000	6900 E EVANS AVE
617400023000	6900 LEETSDALE DR
617400155000	6900 LEETSDALE DR
617400189000	6900 LEETSDALE DR
617400190000	6900 LEETSDALE DR APPRX
629100103000	6901 E EVANS AVE
629100031000	6901 E EVANS AVE
617400029000	6901 LEETSDALE DR
617400187000	6990 LEETSDALE DR
618304002000	700 S DEXTER ST
617400028000	7001 LEETSDALE DR
617301027000	701 S MONACO STREET PKWY
617301032000	701 S MONACO STREET PKWY
617407043000	702 S MONACO STREET PKWY
617407047000	704 S MONACO STREET PKWY
629100058000	7100 E EVANS AVE
629100060000	7100 E EVANS AVE
620100016000	7100 E MISSISSIPPI AVE
617400194000	7150 LEETSDALE DR
617400192000	7150 LEETSDALE DR # 101
617400195000	7150 LEETSDALE DR # B
617400170000	7150 LEETSDALE DR # H
617400172000	7150 LEETSDALE DR # J
629100123000	7200 E EVANS AVE
629400002000	7200 E HARVARD AVE
617400019000	7201 LEETSDALE DR
617301038000	730 S LOCUST ST

617301038000	730 S LOCUST ST
621324315000	7370 E FLORIDA AVE
621324272000	7370 E FLORIDA AVE APT 1001
621324271000	7370 E FLORIDA AVE APT 1002
621324270000	7370 E FLORIDA AVE APT 1003
621324269000	7370 E FLORIDA AVE APT 1004
621324268000	7370 E FLORIDA AVE APT 1005
621324267000	7370 E FLORIDA AVE APT 1006
621324266000	7370 E FLORIDA AVE APT 1007
621324265000	7370 E FLORIDA AVE APT 1008
621324264000	7370 E FLORIDA AVE APT 1009
621324263000	7370 E FLORIDA AVE APT 1010
621324262000	7370 E FLORIDA AVE APT 1011
621324261000	7370 E FLORIDA AVE APT 1012
621324260000	7370 E FLORIDA AVE APT 1013
621324259000	7370 E FLORIDA AVE APT 1014
621324258000	7370 E FLORIDA AVE APT 1015
621324257000	7370 E FLORIDA AVE APT 1016
621324256000	7370 E FLORIDA AVE APT 1017
621324255000	7370 E FLORIDA AVE APT 1018
621324314000	7370 E FLORIDA AVE APT 1019
621324313000	7370 E FLORIDA AVE APT 1020
621324312000	7370 E FLORIDA AVE APT 1021
621324311000	7370 E FLORIDA AVE APT 1022
621324310000	7370 E FLORIDA AVE APT 1023
621324309000	7370 E FLORIDA AVE APT 1024
621324308000	7370 E FLORIDA AVE APT 1025
621324307000	7370 E FLORIDA AVE APT 1026
621324306000	7370 E FLORIDA AVE APT 1027
621324305000	7370 E FLORIDA AVE APT 1028
621324304000	7370 E FLORIDA AVE APT 1029
621324303000	7370 E FLORIDA AVE APT 1030
621324302000	7370 E FLORIDA AVE APT 1031
621324301000	7370 E FLORIDA AVE APT 1032
621324300000	7370 E FLORIDA AVE APT 1033
621324299000	7370 E FLORIDA AVE APT 1034
621324298000	7370 E FLORIDA AVE APT 1035
621324297000	7370 E FLORIDA AVE APT 1036
621324296000	7370 E FLORIDA AVE APT 1037
621324295000	7370 E FLORIDA AVE APT 1038
621324294000	7370 E FLORIDA AVE APT 1039
621324293000	7370 E FLORIDA AVE APT 1040
621324292000	7370 E FLORIDA AVE APT 1041
621324291000	7370 E FLORIDA AVE APT 1042
621324290000	7370 E FLORIDA AVE APT 1043
621324289000	7370 E FLORIDA AVE APT 1044
621324288000	7370 E FLORIDA AVE APT 1045

621324287000	7370 E FLORIDA AVE APT 1046
621324286000	7370 E FLORIDA AVE APT 1047
621324285000	7370 E FLORIDA AVE APT 1048
621324284000	7370 E FLORIDA AVE APT 1049
621324283000	7370 E FLORIDA AVE APT 1050
621324282000	7370 E FLORIDA AVE APT 1051
621324281000	7370 E FLORIDA AVE APT 1052
621324280000	7370 E FLORIDA AVE APT 1053
621324279000	7370 E FLORIDA AVE APT 1054
621324278000	7370 E FLORIDA AVE APT 1055
621324277000	7370 E FLORIDA AVE APT 1056
621324276000	7370 E FLORIDA AVE APT 1057
621324275000	7370 E FLORIDA AVE APT 1058
621324274000	7370 E FLORIDA AVE APT 1059
621324273000	7370 E FLORIDA AVE APT 1060
621324189000	7373 E IOWA AVE APT 1061
621324190000	7373 E IOWA AVE APT 1062
621324191000	7373 E IOWA AVE APT 1063
621324192000	7373 E IOWA AVE APT 1064
621324193000	7373 E IOWA AVE APT 1065
621324194000	7373 E IOWA AVE APT 1066
621324195000	7373 E IOWA AVE APT 1067
621324196000	7373 E IOWA AVE APT 1068
621324197000	7373 E IOWA AVE APT 1069
621324198000	7373 E IOWA AVE APT 1070
621324199000	7373 E IOWA AVE APT 1071
621324200000	7373 E IOWA AVE APT 1072
621324201000	7373 E IOWA AVE APT 1073
621324202000	7373 E IOWA AVE APT 1074
621324203000	7373 E IOWA AVE APT 1075
621324204000	7373 E IOWA AVE APT 1076
621324205000	7373 E IOWA AVE APT 1077
621324206000	7373 E IOWA AVE APT 1078
621324207000	7373 E IOWA AVE APT 1079
621324208000	7373 E IOWA AVE APT 1080
621324209000	7373 E IOWA AVE APT 1081
621324210000	7373 E IOWA AVE APT 1082
621324211000	7373 E IOWA AVE APT 1083
621324212000	7373 E IOWA AVE APT 1084
621324213000	7373 E IOWA AVE APT 1085
621324214000	7373 E IOWA AVE APT 1086
621324215000	7373 E IOWA AVE APT 1087
621324216000	7373 E IOWA AVE APT 1088
621324217000	7373 E IOWA AVE APT 1089
621324218000	7373 E IOWA AVE APT 1090
621324219000	7373 E IOWA AVE APT 1091
621324220000	7373 E IOWA AVE APT 1092

621324221000	7373 E IOWA AVE APT 1093
621324222000	7373 E IOWA AVE APT 1094
621324223000	7373 E IOWA AVE APT 1095
621324224000	7373 E IOWA AVE APT 1096
621324225000	7373 E IOWA AVE APT 1097
621324226000	7373 E IOWA AVE APT 1098
621324227000	7373 E IOWA AVE APT 1099
621324228000	7373 E IOWA AVE APT 1100
621324229000	7373 E IOWA AVE APT 1101
621324230000	7373 E IOWA AVE APT 1102
621324231000	7373 E IOWA AVE APT 1103
621324232000	7373 E IOWA AVE APT 1104
621324233000	7373 E IOWA AVE APT 1105
621324234000	7373 E IOWA AVE APT 1106
621324235000	7373 E IOWA AVE APT 1107
621324236000	7373 E IOWA AVE APT 1108
621324237000	7373 E IOWA AVE APT 1109
621324238000	7373 E IOWA AVE APT 1110
621324239000	7373 E IOWA AVE APT 1111
621324240000	7373 E IOWA AVE APT 1112
621324241000	7373 E IOWA AVE APT 1113
621324242000	7373 E IOWA AVE APT 1114
621324243000	7373 E IOWA AVE APT 1115
621324244000	7373 E IOWA AVE APT 1116
621324245000	7373 E IOWA AVE APT 1117
621324246000	7373 E IOWA AVE APT 1118
621324247000	7373 E IOWA AVE APT 1119
621324248000	7373 E IOWA AVE APT 1120
621324249000	7373 E IOWA AVE APT 1121
621324250000	7373 E IOWA AVE APT 1122
621324251000	7373 E IOWA AVE APT 1123
621324252000	7373 E IOWA AVE APT 1124
621324253000	7373 E IOWA AVE APT 1125
621324254000	7373 E IOWA AVE APT 1126
617407099000	743 S ONEIDA ST MISC
617407081000	745 S ONEIDA ST
617407098000	745 S ONEIDA ST MISC
617407082000	747 S ONEIDA ST
617407083000	749 S ONEIDA ST
617302106000	750 S LEYDEN ST
617407076000	750 S MONACO STREET PKWY
621314041000	7500 E IOWA AVE
621321033000	7501 E IOWA AVE
621320014000	7505 E GUNNISON PL
617407084000	751 S ONEIDA ST
621321034000	7511 E IOWA AVE
621326123000	7512 E IOWA AVE

621320013000	7515 E GUNNISON PL
617302107000	752 S LEYDEN ST
621326124000	7522 E IOWA AVE
621320012000	7525 E GUNNISON PL
621320011000	7535 E GUNNISON PL
617302108000	754 S LEYDEN ST
621320010000	7545 E GUNNISON PL
618304004000	755 S DEXTER ST
617407085000	755 S ONEIDA ST
621321018000	7550 E GUNNISON PL
621326125000	7552 E IOWA AVE
621320009000	7555 E GUNNISON PL
617302109000	756 S LEYDEN ST
621321017000	7560 E GUNNISON PL
621326126000	7562 E IOWA AVE
621320008000	7565 E GUNNISON PL
617407086000	757 S ONEIDA ST
621321016000	7570 E GUNNISON PL
621320007000	7575 E GUNNISON PL
617302110000	758 S LEYDEN ST
621321015000	7580 E GUNNISON PL
621321035000	7581 E IOWA AVE
621321014000	7582 E GUNNISON PL
621326127000	7582 E IOWA AVE
621321013000	7584 E GUNNISON PL
621320006000	7585 E GUNNISON PL
617407087000	759 S ONEIDA ST
621321036000	7591 E IOWA AVE
621321012000	7592 E GUNNISON PL
621321011000	7594 E GUNNISON PL
621320005000	7595 E GUNNISON PL
617302111000	760 S LEYDEN ST
621321010000	7600 E GUNNISON PL
621321037000	7601 E IOWA AVE
617407096000	761 S ONEIDA ST
621321009000	7610 E GUNNISON PL
621321038000	7611 E IOWA AVE
621321008000	7620 E GUNNISON PL
621321007000	7630 E GUNNISON PL
621321039000	7631 E IOWA AVE
621321006000	7640 E GUNNISON PL
621321040000	7641 E IOWA AVE
617407095000	765 S ONEIDA ST
621321005000	7650 E GUNNISON PL
621321004000	7660 E GUNNISON PL
621321041000	7661 E IOWA AVE
621320004000	7665 E GUNNISON PL

617407094000	767 S ONEIDA ST
621321003000	7670 E GUNNISON PL
621321042000	7671 E IOWA AVE
621320003000	7675 E GUNNISON PL
621321002000	7680 E GUNNISON PL
621321043000	7681 E IOWA AVE
621320002000	7685 E GUNNISON PL
617407093000	769 S ONEIDA ST
621321001000	7690 E GUNNISON PL
621321044000	7691 E IOWA AVE
621320001000	7695 E GUNNISON PL
621310055000	7705 E GUNNISON PL
621310056000	7707 E GUNNISON PL
617407097000	771 S ONEIDA ST
621313137000	7721 E IOWA AVE
617302067000	773 S LOCUST ST
617302055000	773 S LOCUST ST
621313138000	7731 E IOWA AVE
621326075000	7732 E IOWA AVE
617302081000	774 S LEYDEN ST
621310057000	7745 E GUNNISON PL
621310058000	7747 E GUNNISON PL
617407088000	775 S ONEIDA ST
621326074000	7762 E IOWA AVE
617302056000	777 S LOCUST ST
617301036000	777 S MONACO STREET PKWY
617407089000	777 S ONEIDA ST
621313139000	7771 E IOWA AVE
617302082000	778 S LEYDEN ST
621313140000	7781 E IOWA AVE
621310059000	7785 E GUNNISON PL
621310060000	7787 E GUNNISON PL
617407090000	779 S ONEIDA ST
621326073000	7792 E IOWA AVE
617302094000	780 S LEYDEN ST
621331003000	7800 E COLORADO AVE
621313050000	7801 E IOWA AVE
621326072000	7802 E IOWA AVE
621310061000	7805 E GUNNISON PL
621310053000	7805 E GUNNISON PL
617407091000	781 S ONEIDA ST
621313051000	7811 E IOWA AVE
621326071000	7812 E IOWA AVE
621310052000	7815 E GUNNISON PL
617302083000	782 S LEYDEN ST
621313052000	7821 E IOWA AVE
621310051000	7825 E GUNNISON PL

617302057000	783 S LOCUST ST
621313053000	7831 E IOWA AVE
621310050000	7835 E GUNNISON PL
621310049000	7845 E GUNNISON PL
617407092000	785 S ONEIDA ST
621331002000	7850 E COLORADO AVE
621328018000	7850 E JEWELL AVE
621310048000	7855 E GUNNISON PL
617302084000	786 S LEYDEN ST
617302058000	787 S LOCUST ST
621326139000	7882 E IOWA AVE
621331001000	7890 E COLORADO AVE
621328030000	7890 E JEWELL AVE
621313054000	7891 E IOWA AVE
617302085000	790 S LEYDEN ST
621315006000	7900 E IOWA AVE
621328017000	7900 E JEWELL AVE
621313055000	7901 E IOWA AVE
621330008000	7901 E JEWELL AVE
621315007000	7902 E IOWA AVE
621316019000	7904 E MEXICO AVE
621313056000	7907 E IOWA AVE
621316018000	7908 E MEXICO AVE
621313057000	7911 E IOWA AVE
621315008000	7912 E IOWA AVE
621315021000	7913 E MEXICO AVE
621316017000	7914 E MEXICO AVE
621313058000	7917 E IOWA AVE
621315020000	7917 E MEXICO AVE
621315019000	7919 E MEXICO AVE
621313059000	7921 E IOWA AVE
621315009000	7922 E IOWA AVE
621316016000	7924 E MEXICO AVE
621315018000	7925 E MEXICO AVE
621313060000	7927 E IOWA AVE
621316015000	7928 E MEXICO AVE
621315017000	7929 E MEXICO AVE
617302059000	793 S LOCUST ST
621313061000	7931 E IOWA AVE
621315010000	7932 E IOWA AVE
621315016000	7933 E MEXICO AVE
621316014000	7934 E MEXICO AVE
621316013000	7936 E MEXICO AVE
621315015000	7937 E MEXICO AVE
621316012000	7938 E MEXICO AVE
617302086000	794 S LEYDEN ST
621313062000	7941 E IOWA AVE

621315011000	7942 E IOWA AVE
621316011000	7944 E MEXICO AVE
621316010000	7946 E MEXICO AVE
621316009000	7948 E MEXICO AVE
617302060000	797 S LOCUST ST
621328016000	7970 E JEWELL AVE
617400181000	800 S MONACO STREET PKWY
617400129000	800 S MONACO STREET PKWY
617400182000	800 S MONACO STREET PKWY
617400129000	800 S MONACO STREET PKWY
621328015000	8000 E JEWELL AVE
621329008000	8001 E JEWELL AVE
618302002000	801 S DEXTER ST
617308013000	801 S MONACO STREET PKWY
621328014000	8020 E JEWELL AVE
621328013000	8040 E JEWELL AVE
621329007000	8051 E JEWELL AVE
621328012000	8060 E JEWELL AVE
621329006000	8071 E JEWELL AVE
621328011000	8080 E JEWELL AVE
621328010000	8100 E JEWELL AVE
617400160000	816 S ONEIDA ST
617308035000	820 S LOCUST ST
617308030000	820 S LOCUST ST
617400109000	820 S MONACO STREET PKWY
617308031000	822 S LOCUST ST
617308032000	824 S LOCUST ST
617308033000	826 S LOCUST ST
617308034000	828 S LOCUST ST
617308008000	831 S MONACO STREET PKWY
617308009000	833 S MONACO STREET PKWY
617308010000	835 S MONACO STREET PKWY
617407113000	835 S ONEIDA ST
617400154000	848 S NIAGARA ST VCNT
617308028000	865 S MONACO STREET PKWY
617405001999	865 S QUEBEC ST
617406001999	875 S QUEBEC ST MASTR
617407101000	885 S ONEIDA ST
617400127000	888 S NIAGARA ST
617407051000	891 S ONEIDA ST
617400193000	900 S MONACO STREET PKWY
617400159000	900 S ONEIDA ST
617309076000	901 S MONACO STREET PKWY
617400157000	901 S ONEIDA ST
617400158000	909 S ONEIDA ST
617400114000	920 S MONACO STREET PKWY
617309075000	925 S MONACO STREET PKWY

617400113000	925 S NIAGARA ST
617309074000	933 S MONACO STREET PKWY
617309072000	947 S MONACO STREET PKWY
618300024000	950 S CHERRY ST
617309038999	980 S LOCUST ST MASTR
617400137000	990 S MONACO STREET PKWY
617400138000	990 S MONACO STREET PKWY
617400188000	990 S ONEIDA ST
617309071000	999 S MONACO STREET PKWY

5. Public Comments

From: mrscolle@gmail.com
To: [Penafiel Vial, Maria F. - CPD CE2159 City Planner Principal](#)
Subject: [EXTERNAL] Do not let Watson's on Quebec and Alameda rezone to multi!
Date: Tuesday, October 29, 2024 6:58:49 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

I am demanding that the old Watsons Building on quebec and alameda in Denver not be included in the rezoning plan for Denver. Allowing them to do this would cause added noise, stress and less safety to our cul de sac that backs up to that land. It is already enough to allow a house of worship to be created on our cul de sac, with no rezoning restrictions, and now a possible business with parking that backs up to us!

We bought our homes here, most over 20 years ago, and put up with crazy noise on Alameda 24/7, wrecks on the corner almost daily and now this??? Please think about us too!

I am available to chat at most anytime. Thank you!

Judy Banjavic
330 South Poplar St
Denver. 80224
303-525-2160

Sent from my iPhone

From: [Rezoning - CPD](#)
To: [Penafiel Vial, Maria F. - CPD CE2159 City Planner Principal](#)
Subject: FW: [EXTERNAL] Rezoning application 24i-00104 submitted 9-9-2024
Date: Tuesday, October 1, 2024 1:08:32 PM

From: Patrick Good <wpgood@gmail.com>
Sent: Saturday, September 28, 2024 4:26 PM
To: Rezoning - CPD <Rezoning@denvergov.org>
Subject: [EXTERNAL] Rezoning application 24i-00104 submitted 9-9-2024

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

I would like to register my objection to this application. This neighborhood already suffers from too much traffic and the block this application covers is already fully built out. If more density in this area is allowed it would only lead to more traffic and diminishment of existing home values.

None of these lots are good candidates for ADU's, and dropping the minimum lot size to only 3000 sq ft would only damage the existing character of the neighborhood.

Please keep this zoned R-1 and do not let this application move forward.

Sincerely,

William P Good
1550 S Krameria St
Denver, CO 80224

**CITY AND COUNTY OF DENVER, COLORADO
REGISTERED NEIGHBORHOOD ORGANIZATION
POSITION STATEMENT**

Following a vote of the Registered Neighborhood Organization, please complete this form and email to rezoning@denvergov.org. You may save the form in *.pdf format if needed for future reference. Questions may be directed to planning staff at rezoning@denvergov.org or by telephone at 720-865-2974.

Application Number	2024i-00104
Location	Properties located within the Near Southeast Area per Application
Registered Neighborhood Organization Name	Winston Downs Community Association
Registered Contact Name	Jeff Aldrich
Contact Address	WDCA PO Box 22594 Denver CO 80222
Contact E-Mail Address	info@winstondowns.org
Date Submitted	10/11/2024

As required by DRMC § 12-96, a meeting of the above-referenced Registered Neighborhood Organization

was held on 10/10/2024 , with 22 members in attendance.

With a total of 21 members voting,

voted to support (or to not oppose) the application;

21 voted to oppose the application; and

voted to abstain on the issue.

It is therefore resolved, with a total of 21 members voting in aggregate:

The position of the above-referenced Registered Neighborhood Organization is that Denver City Council

oppose Application # 2024i-00104 .

Comments: One attendee left the meeting prior to the vote on the above issue, so 21 attendees in total voted.
See attached comments from WDCA related to the application.

WINSTON DOWNS COMMUNITY ASSOCIATION

October 11, 2024

Community Planning and Development | City and County of Denver
Wellington E. Webb Municipal Office Building
201 W. Colfax Ave.
Denver, CO 80202

Esteemed Members of the Denver Planning Board:

The Winston Downs Community Association (WDCA) opposes the inclusion of 365 S. Quebec Street (parcel ID number 617100064000) in the legislative rezoning proposal entitled "Near Southeast Area Legislative Rezoning (case 2024i-00104).

As a registered neighborhood organization (RNO) and as Denver residents, we urge you to consider the following concerns that we have related to the proposal:

- 1) A one-size-fits-all rezoning strategy of the legislative rezoning proposal does not uniformly protect the character of the affected Denver neighborhoods. It might work for many parcels but it will result in negative unintended consequences for many others.
- 2) A case-by-case review of some parcels slated for rezoning based on the input of affected RNOs in this public hearing process is required. The proposed rezoning of the parcel (ID# 617100064000) on 365 S. Quebec Street is an example of one such case. Inclusion of this parcel in the proposal is WDCA's primary concern.
- 3) Traffic associated with many of the permitted uses in the proposed zoning designation would exacerbate congestion problems and worsen safety issues on one of the most dangerous intersections in the City of Denver. This parcel is right in front of the South-bound merge lane on S. Quebec St. During rush hour traffic can be very congested from drivers turning South onto S. Quebec St. from Alameda Avenue and other South-bound traffic.
- 4) The owner of this parcel has a history of proposing businesses (e.g., car wash and car parking structures) that are not consistent with our neighborhood's character and do not benefit residents. The property owner has received multiple citations for leaving illegal shipping containers on-site and failing to maintain vegetation or remove debris and waste from property. They sought and received permission from Denver Community Planning & Development to add "garden" as an accessory use for this parcel, a primary feature of which includes permanent installation of the shipping containers as storage. These shipping containers were the focus of prior use violations. Concurrently, the property owners submitted a redevelopment plan to build a car wash on the site which has numerous safety and other obvious problems. While the car wash may be mitigated by the proposed

WDCA PO Box 22594, Denver, CO 80222
info@winstondowns.org

rezoning, rezoning to S-MX-2A (or the more restrictive S-MX-2X designation) still provides inadequate guardrails to guide development of this parcel.

- 5) The range of uses permitted by the S-MX-2A and S-MX-2X zoning designations is too broad to meet the land use policy objectives in the Near Southeast Area Plan. There are few suitable redevelopment opportunities that support walkable businesses that benefit our neighborhood. Other auto-oriented opportunities permitted under these zoning designations would harm our residents. The property is located across the street from historic Fairmount Cemetery, which should be considered before rezoning the property to permit a wide range of residential and commercial uses.
- 6) The legislative rezoning proposal process did not permit adequate time for review. WDCA worked over the past year or more to review the draft Near Southeast Area Plan, only to be unable to obtain details of this legislative rezoning proposal over the past two months from our RNO representative at City Council Representative Amanda Sawyer's office. Details of the proposed zoning were not available until the release of the rezoning proposal in the final weeks before the October 16 hearing.
- 7) This is the first application of a legislative rezoning process in the City and County of Denver. The legality of the process as implemented and the authority of Community Planning & Development to rezone large numbers of parcels in this manner are not clear.
- 8) WDCA realizes that rezoning might be required to facilitate redevelopment of this parcel. We welcome rezoning this parcel for a narrow, targeted set of uses via a conventional rezoning application.

We urge you to vote NO on the rezoning proposal if it includes the above-referenced parcel. Changing the proposed rezoning of this parcel from S-MX-2A to an S-MX-2X designation does not change WDCA's position on the matter. If the parcel is excluded from the rezoning proposal, WDCA takes no position on the passage of the proposal.

As an overall comment, due to the significant impact of this rezoning proposal, the public input process should be slowed down to allow more RNO input on individual parcels.

Planning Board Comments



Submitted on	29 October 2024, 9:27PM
Receipt number	713
Related form version	3

Your information

Name	Cody Sharma
Address or neighborhood	5504 E Custer
ZIP code	80246
Email	codysharma1@gmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	Washington Virginia Vale, Virginia Village
Case number	2024 -00104

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

Submit your comments

Would you like to express support or opposition to the project?

Strong support

Your comment:

I fully support the rezoning of the various parcels to either S-MX-3A or S-MU-3A. Updating Denver's zoning to allow for greater mixed use will make our neighborhoods more economically vibrant and successful.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

From: marybeth.susman@gmail.com
To: [Penafiel Vial, Maria F. - CPD CE2159 City Planner Principal](#)
Subject: FW: [EXTERNAL] Zoning for Near Southeast Area Plan
Date: Wednesday, October 30, 2024 10:47:04 AM

This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

Dear Councilmembers Sawyer, Kashmann, and Romero Campbell

Thank you and CPD for the excellent Near Southeast Area Plan and now for your pro-active follow-up in leading a re-zoning that will be consistent with the land use vision and goals of the plan. I am particularly pleased that the property at Alameda and Quebec, site of the former Watson Memorial company, now owned by the Moutzouris family, is included in the plan and this re-zoning effort. The Moutzouris have been a beloved neighborhood family who have owned and operated Pete's Market at Holly and Cedar Streets for over 40 years. This family business has been a cornerstone of our neighborhood identity. I am happy to hear that they are included in your zoning so that it conforms to the Area Plan, and I know they will continue to be the excellent and caring neighbors they have always been for us.

Best regards,

Mary Beth

Mary Beth Susman, Ph.D.

MB Susman LLC

Mobile: 720 382 4003

marybeth.susman@gmail.com