

Zone Map Amendment 22i-00261

Legal Description 3/29/2023

1. That the zoning classification of the area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from

B-4 UO-1, UO-2 to C-MX-16 (4101 E. Evans Ave.)

Chamberlin's University Terrace, New Filing

Block 111, Lots 7 to 40

Except part of Lot 15 and 16, and Lots 23 to 25 as described in deeds recorded 12/30/1987 under reception numbers #1987221435 and #1987221436

2. That the zoning classification of the area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from

PUD #109 to C-MX-16 (A portion of 4301 E. Evans Ave.)

Beginning at a point 1,294.1 feet South and 1,097.19 feet East of the NW corner of Section 30, Township 4 South, Range 67 West of the 6th P.M.; thence North 225.1 feet more or less, thence West 131 feet, more or less, to a point; thence Southerly 225.1 feet, more or less, to the Northerly line of East Evans Avenue; thence East along said Northerly line of East Evans Avenue 131 feet, more or less, to the point of Beginning, City and County of Denver, Colorado.

3. That the zoning classification of the area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from

C-MU-20 Waivers to S-MX-3 (4175 E. Iliff Ave.)

Warren's University Heights Second Filing

Block 102, Lots 25 to 34, and the West ½ of Vacated Ash St. Adjacent to said Lots

4. That the zoning classification of the area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from

G-MU-8 to G-MU-5 (2283 S. Dahlia St., 2210 – 2260 S. Dexter St., 4701 – 4765 E. Iliff Ave.)

Warren's University Heights Second Filing

Block 108 and Block 109, and Vacated S. Dahlia St. adjacent to said Blocks.

5. That the zoning classification of the area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from

CMP-H to S-MU-3 (4640, 4700 and 4770 E. Iliff Ave.)

The Unplatted parcels by address and Reception Number:
4640 and 4700 E. Iliff Ave., Reception Number 2022141886
4770 E. Iliff Ave., Reception Number 2009149430

6. That the zoning classification of the area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from
CMP-EI2 to G-RO-3 (2479 and 2480 S. Clermont St.)

The Unplatted parcel by address
2479 and 2480 S. Clermont St., Schedule Number 060301042000

7. That the zoning classification of the area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from
R-MU-30 Waivers to S-MX-5A (5299 and 5307 E. Yale Ave.)

5307 E. Yale Ave.

All of Yale Station Condominiums, according to the Declaration for Yale Station Condominiums recorded December 27, 2011, at Reception No. 2011146554 and the Condominium Map for Yale Station Condominiums recorded December 28, 2011, at Reception No. 2011147609.

5299 E. Yale Ave.

CDOT Parcel No. 207, Project No. NH 0252-299 as described in Rule and Order recorded March 7, 2005, at Reception No. 2005038947.

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