

Zoning Exhibit

Legal Description

Parcel 1

SUB:WILDERMAN BLK:2 LOT:1

Parcel 2

SUB:WILDERMAN BLK:2 LOT:2

Parcel 3

SUB:WILDERMAN BLK:2 LOT:3

Parcel 4

SUB:WILDERMAN BLK:2 LOT:4

Parcel 5

SUB:WILDERMAN BLK:1 LOT:1

Parcel 6

SUB:WILDERMAN BLK:1 LOT:14

Parcel 7

SUB:WILDERMAN BLK:1 LOT:13

Parcel 8

SUB:WILDERMAN BLK:2 LOT:6

Parcel 9

SUB:GUTHEIL GARDENS DESC: BEG AT NW COR OF BLK 5 GUTHEIL GARDENS TH E ALG N LN SD BLK 255/50 FT TO E LN COLO DEPT OF HIWAYS ROW AND THE POB TH E 81/80 FT TO NW COR OF WILDERMAN SUBD TH S 245/60 FT TH E 141/80 FT TH S 21/33 FT TH S

50D 29M E 88/02 FT TH E 26/77 FT TH S 141/80 FT TH E ALG S LN OF LOT 6 BLK 2
WILDERMAN SUBD 59 FT TO W LN OF I-225 ROW TH S ALG SD ROW LN 496/60 FT TO N LN
OF COLO DEPT OF HIWAYS ROW TH W ALG SD ROW LN 95/30 FT TO E LN OF COLO DEPT
OF HIWAYS ROW TH N 16D 45M W ALG SD ROW LN 1001/59 FT TO POB EXC RDS (RULE
AND ORDER IN CASE NO 2009 CV 1503) BLK 5 GUTHEIL GARDENS AND BLK 2 WILDERMAN
SUBD

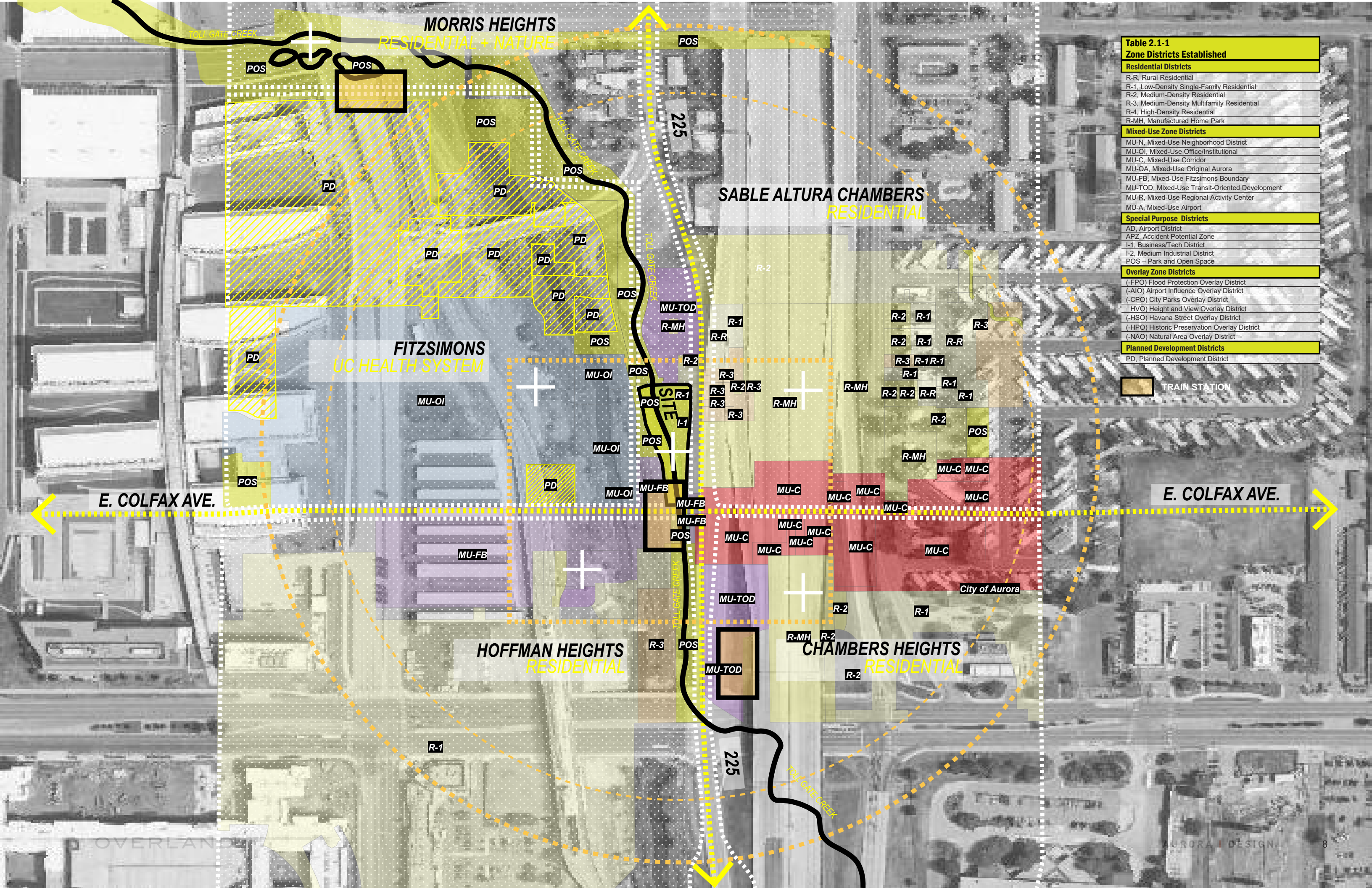


Table 2.1-1	
Zone Districts Established	
Residential Districts	
R-R, Rural Residential	
R-1, Low-Density Single-Family Residential	
R-2, Medium-Density Residential	
R-3, Medium-Density Multifamily Residential	
R-4, High-Density Residential	
R-MH, Manufactured Home Park	
Mixed-Use Zone Districts	
MU-N, Mixed-Use Neighborhood District	
MU-OI, Mixed-Use Office/Institutional	
MU-C, Mixed-Use Corridor	
MU-OA, Mixed-Use Original Aurora	
MU-FB, Mixed-Use Fitzsimons Boundary	
MU-TOD, Mixed-Use Transit-Oriented Development	
MU-R, Mixed-Use Regional Activity Center	
MU-A, Mixed-Use Airport	
Special Purpose Districts	
AD, Airport District	
APZ, Accident Potential Zone	
I-1, Business/Tech District	
I-2, Medium Industrial District	
POS – Park and Open Space	
Overlay Zone Districts	
(-FPO) Flood Protection Overlay District	
(-AIO) Airport Influence Overlay District	
(-CPO) City Parks Overlay District	
HVO) Height and View Overlay District	
(-HSO) Havana Street Overlay District	
(-HPO) Historic Preservation Overlay District	
(-NAO) Natural Area Overlay District	
Planned Development Districts	
PD, Planned Development District	

 TRAIN STATION

E. COLFAX AVE.

E. COLFAX AVE.

HOFFMAN HEIGHTS
RESIDENTIAL

CHAMBERS HEIGHTS
RESIDENTIAL

FITZSIMONS
UC HEALTH SYSTEM

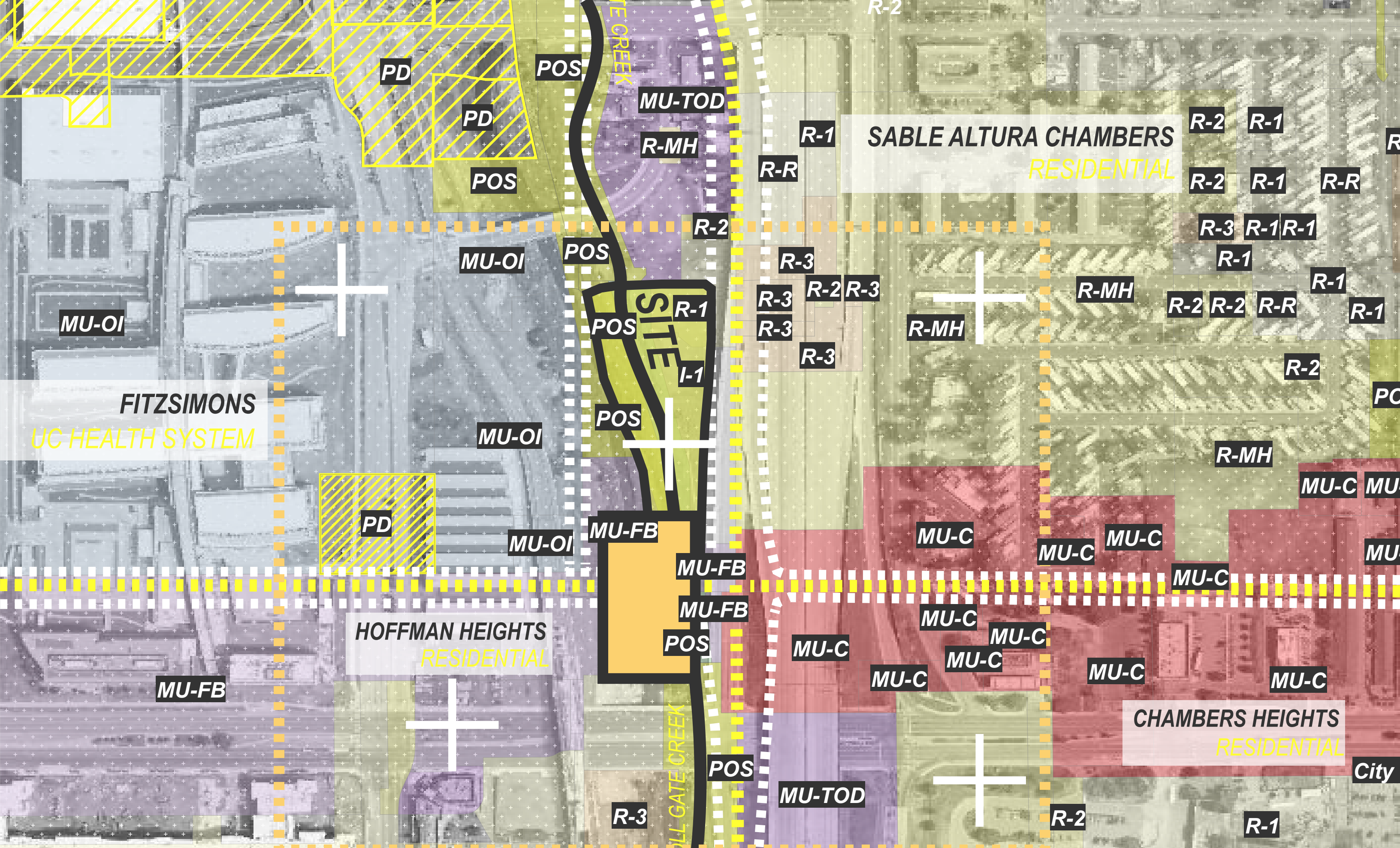
SABLE ALTURA CHAMBERS
RESIDENTIAL

MORRIS HEIGHTS
RESIDENTIAL + NATURE

225

225

City of Aurora



SABLE ALTURA CHAMBERS
RESIDENTIAL

FITZSIMONS
UC HEALTH SYSTEM

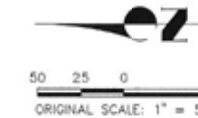
HOFFMAN HEIGHTS
RESIDENTIAL


CHAMBERS HEIGHTS
RESIDENTIAL

A PORTION OF TOLLGATE CREEK

Current Zoning:

I-1 (Industrial)



4					TOLLGATE CREEK EXHIBIT S1/2 SEC. 31, T.3S, R.66W, 6TH P.M. A PORTION OF TOLLGATE CREEK
3					
2					
1					
NO.	REVISION		BY	DATE	
DRAWN BY DV		CHK. BY JA			 J.R. ENGINEERING A Wehrle Company Centennial 303-740-0800 • Colorado Springs 719-630-2500 Fort Collins 970-439-9606 • www.jrengineering.com
SCALE 1"=50'		DATE 10/23/17			
JOB NO. 14855.03		SHT. 1 OF 1			