



DENVER
THE MILE HIGH CITY

Community Planning and Development
Planning and Policy

201 W Colfax Ave, Dept 205
Denver, CO 80202
www.denvergov.org/planning

TO: Denver City Council
FROM: Edson Ibanez, Senior City Planner
DATE: February 19, 2026
SUBJECT: Petition of Protest - Council Bill No. 25-1069.Series of 2025

OVERVIEW OF STAFF REVIEW PROCESS TO IMPLEMENT REVIEW CONSISTENT WITH DIVISION 12.4.10.5 OF THE CODE.

- Step 1: Create 200 foot buffer map - Created by CPD and attached.
- The 200-foot buffer includes 120 properties.
- Step 2: Confirm that all addresses signed are in the buffer.
- All addresses are within the 200-foot buffer.
- Step 3: Confirm that all signatures are valid and accurately represent ownership.
- The petitioners submitted 58 signatures representing 49 properties. In some cases multiple signatures were submitted for one property. For 5 properties with multiple owners, only one signature was provided. For 5 properties, the signatures were deemed invalid as the petitioners did not provide sufficient documentation of authorization to sign on behalf of an organization.
- Step 4: Calculate valid signatures to assess percentage.
- 39 properties had valid signatures and were given full credit.
 - 5 properties had valid signatures and were given partial credit because only one owner signed the petition:
 - 3624 N Gilpin Street: Signed by Ralph Jr Trujillo but missing Francine Trujillo and Christelle Friedland, so only 33.3% was counted.
 - 3438 N Gilpin Street: Signed by Hagan Christopher Dooley but missing Leslie Megan Barnard, so only 50% was counted.
 - 1720 E 36th Ave: Signed by Stephanie Lemon Masten but missing Mathew Masten, so only 50% was counted.
 - 3555 N Williams St Prk: Signed by Stephanie Lemon Masten but missing Mathew Masten, so only 50% was counted.
 - 3621 N Williams St: Signed by Taylor Pfohl but missing Catherine Beckel, so only 50% was counted.
 - 5 properties had invalid signatures and were given no credit.
 - 3502 & 3510 N Gilpin St: Signed by Edward Stitt; not valid because sufficient documentation was not provided to demonstrate authorization to sign on behalf of Portland Properties LLC.
 - 3457 N Gilpin St: Signed by Nancy Garcia; not valid because sufficient documentation was not provided to demonstrate authorization to sign on behalf of 3457 Gilpin LLC.
 - 3555 N Franklin St: Signed by Jesus Diaz De Leon; not valid because sufficient documentation was not provided to demonstrate authorization to sign on behalf of El Sultan Properties LLC.
 - 1520 E 35th Avenue: Signed by Brielle Killip; not valid because sufficient documentation was not provided to demonstrate authorization to sign on behalf of East Thirty-Fifth Avenue LLC.

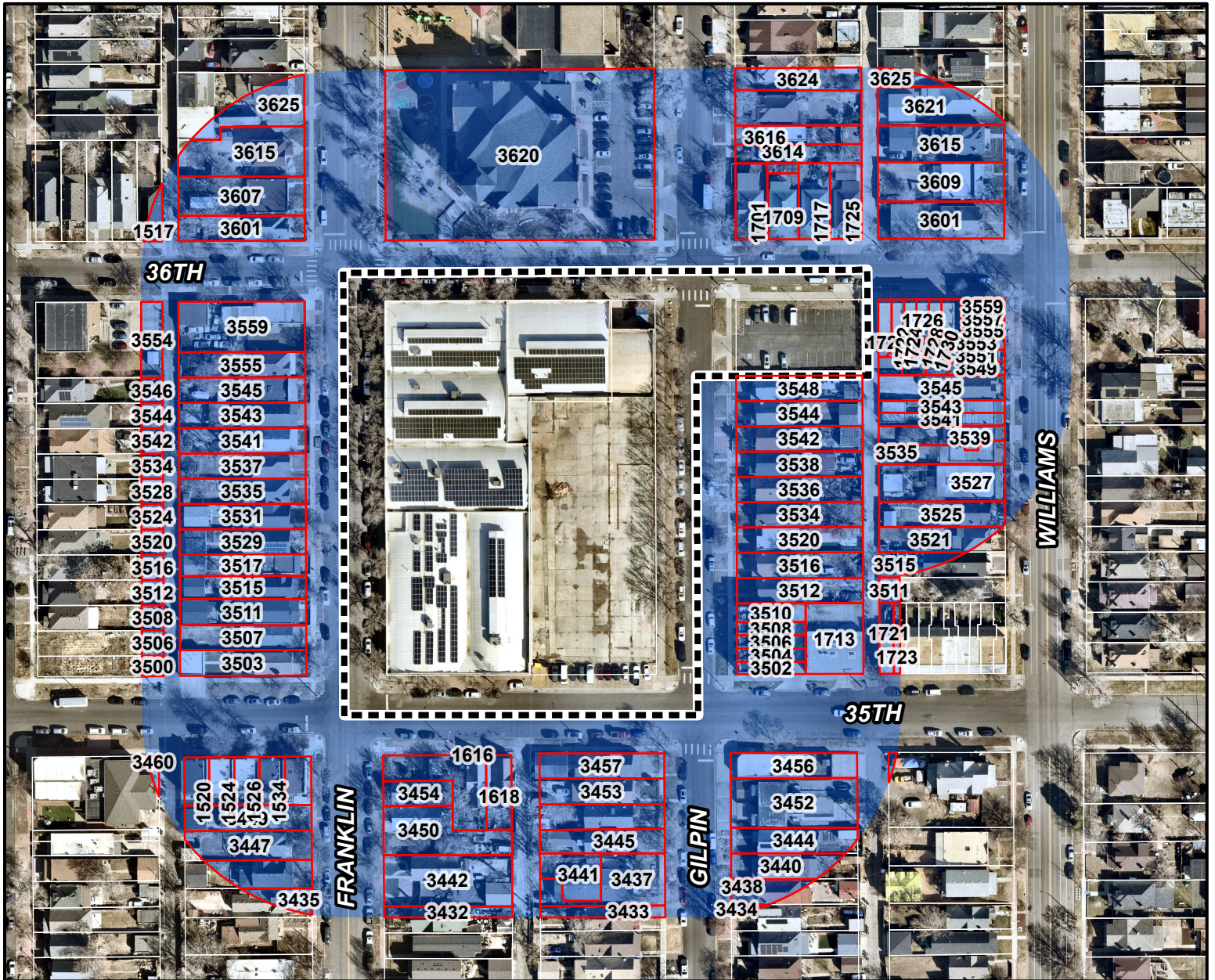
CALCULATION RESULTS

LAND AREA OF VALID SIGNATURES

NA	within the subject area
19.7% - 98,647.37 SF	within 200 feet of the subject area

RESULTS OF CALCULATION (CHECK AND HIGHLIGHT APPLICABLE BOX)





	In view of the twenty (20) or more percent protest, it will be necessary for City Council to cast ten (10) affirmative votes for passage.
X	In view of the less than twenty (20) percent protest, this petition does not constitute a legal protest.

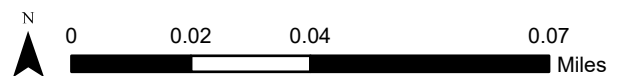


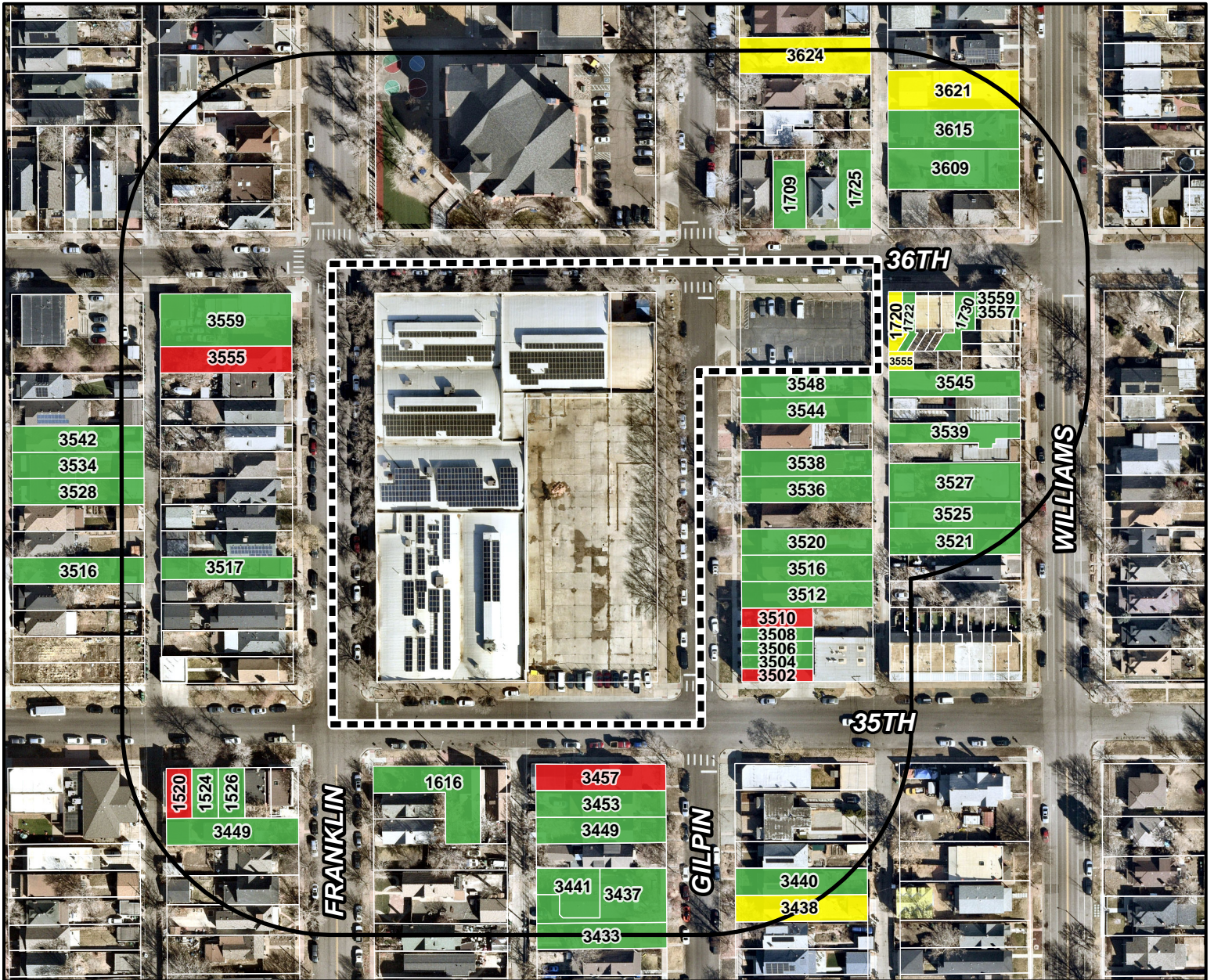
Protest Petition Area Map

Application #24i-00122

This protest petition requires signatures from owners of at least 20% of the Protest Area, which is the area within 200 feet of the Proposed Rezoning, including streets (right-of-way) and other publicly owned property. Properties entirely within the Protest Area may count their full land area toward the 20% requirement. Properties partially within the Protest Area may count only the portion that falls within Protest Area. Land area is calculated by Community Planning & Development and considers the geographic area of properties in the Protest Area and information from Denver's Assessment and Taxation System.

-  Proposed Rezoning
-  Parcel Boundary
-  Parcel Areas in Protest Area
-  Protest Area: 499,971 sq. ft.
- 20% of Protest Area: 99,994 sq. ft.**










Credit Results

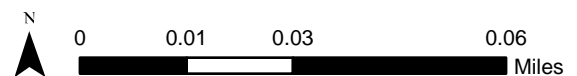
Application #2024I-00122

This map shows the credit assigned to each parcel in the Protest Area based on submitted property owner signatures.

Full Credit is assigned when all property owners sign. Partial Credit is assigned when some, but not all, property owners sign. No Credit is assigned when submitted signatures are invalid. Parcels with no submitted signatures are not shaded.

Where shown, labels display parcel address numbers. Not all parcels are labeled to maintain map readability.

-  Proposed Rezoning
-  Protest Area
-  Full Credit
-  Partial Credit
-  No Credit



Katharine Hanna
collector

City and County of Denver Petition of Protest - Rezoning

We, the undersigned, represent that we are the owners of the real properties legally described opposite our names and that, as such property owners, we do hereby **protest** the enactment of Council Bill No.25-1069, Series of 2025, which Council Bill would change from R-MU-20 with waivers and PUD 534 to PUD-G 38 the zoning classification of the following address(es): 1620, 1625, 1675 East 35th Avenue, 3532, 3580 North Franklin Street & 3558 North Gilpin Street (Legal description of the subject properties are attachment)

ALL Owners must sign and print their name in the same manner as they hold title to the property. Property owner name and signature must match name as it appears on current property deed.

Own #	Address and Legal Description of Property	Owner Rep? (if Yes, check box)	Printed Name and Signature of Owner(s)	Address of Owner	Date Signed
1	3502 N. Gilpin St HYDE PARK BEG SW CO E 68FT S 12	<input checked="" type="checkbox"/>	Edward J Stitt Portland Properties, LLC <i>Edward J Stitt</i>	Po Box 443 Crested Butte, CO 81224	2/12/ 2026
2	3510 N. Gilpin St HYDE PARK ADD BLK 22 PT L13 COM SW COR L15 N 51.98FT TPOB TH N 18FT W 68FT S 18.03FT W 68F	<input checked="" type="checkbox"/>	Edward J Stitt Portland Properties, LLC <i>Edward J Stitt</i>	Po Box 443 Crested Butte CO 81224	2/12/ 2026

Invalid - signature authorization not provided

Invalid - signature authorization not provided

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8	3559 N. Williams St. HYDE PARK ADD BLK 22 PT L30 COM NW COR L28-30 82.22FT TPOB E 42.46FT S 12.72FT W 41.22FT 12.64FT TPOB	Valid	Katharine A. Hanna Keb A Hanna	3559 N. Williams St.	1/30/26
9	1722 E. 36th Ave HYDE PARK ADD BLK 22 PT L28-30 COM NW COR TPOB E 12.36FT S 39.19FT E 2.43FT S31.5329W 21.19FT N31.5329E 21.06FT W 6.20FT N 39.19FT TPOB	Valid	EMILY K. SNYDER	1722 E. 36th Ave	1/31/26
10	3557 N Williams St HYDE PARK ADD BLK 22 PT L30 COM NE COR L30 TPOB S 12.37FT W 42.48FT N 12.37FT E 42.47FT	Valid	Richard H Bell	3557 N Williams St	1/31/26
11a	3527 N Williams St L 23 & S1/2 OF L 24 BLK 22 HYDE PARK ADD	Valid - 1/2 owner - 50%	RANDY ARMISTO Randy Armisto	3527 N Williams St	2/1/26
11b	3527 N Williams St L 23 & S1/2 OF L 24 BLK 22 HYDE PARK ADD	Valid - 1/2 owner - 50%	Armo Randy Armisto	3527 N Williams St	2/1/26
12	3559 N Franklin St L 29 & 30 BLK 20 HYDE PARK ADD	Valid	Gerardo Diaz Belon	3559 N. Franklin	2/5/26
13a	3609 N Williams St L 18 & N 1/2 OF L 17 BLK 11 HYDE PARK ADD	Valid - 1/2 owner - 50%	Diezdel Diezdel	3609 N. Williams St	2/5/26
14	3624 N Gilpin St L 9 & S 1/2 L 8 & N 3FT L 10 EXC N 6.25FT OFS 1/2 L 8 BLK 11 HYDE PARK ADD	Valid - 1/3 owner - 33%	Diezdel Diezdel	3624 N Gilpin St	2/5/26
15	3440 N Gilpin St L 5 BLK 6 FORDS ADD EXC REAR 8 FT TO CITY	Valid	LOIS R. DOLL	3440 N Gilpin St	2/5/26
16	3438 N Gilpin St L 6 EXC REAR 8 FT TO CITY	Valid - 1/2 owner - 50%	Luana Christopher Dooley	3438 N Gilpin St	2/5/26
17	3449 N Gilpin St L 28 BLK 5 FORDS ADD	Valid	Brian Michael Kraft	3449 N Gilpin St	2/5/26

Actual owner address 3950 Lipin St 12A

13b later page

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18	1720 E. 36 th Ave HYDE PARK ADD BLK 22 PT L30 E 13.15FT S 39.19FT E 21.06FT W 8.26FT N 57.10	<input checked="" type="checkbox"/>	STEPHAN L COMON MASTEN	1720 E 36 th Ave	2/5/26
19	3555 N Williams St PRK HYDE PARK ADD BLK 22 S 57.10FT TPOB E 22.91 17.90FT TPOB	<input checked="" type="checkbox"/>	<i>[Signature]</i>	3555 N Williams St Prk	2/5/26
20	3536 N Gilpin L 8 BLK 22 HYDE PARK ADD	<input checked="" type="checkbox"/>	BRENDA J. MOSLEY <i>[Signature]</i>	3536 N Gilpin	2/6/26
21	3615 N Williams St L 19 & S 1/2 OF L 20 BLK 11 HYDE PARK ADD	<input checked="" type="checkbox"/>	<i>[Signature]</i> SOUTH FERGUSON	3615 N Williams	2/7/26
22	3621 N Williams St L 21 & N 1/2 OF L 20 BLK 11 HYDE	<input checked="" type="checkbox"/>	<i>[Signature]</i> PFOHL	3621 N Williams St	2/7/26
23	1709 E 36 th Ave E 31 1/4 FT OF W 62 1/2 FT OF L 13 TO 15 INC EXC N 9 FT THEREOF BLK 11 HYDE PARK ADD	<input checked="" type="checkbox"/>	JANE DAVIS <i>[Signature]</i>	1709 E 36 th Ave	2/7/26
24a	1616 E 35 th Ave FORDS ADD B5 W 10 OF E 57FT OF L2 & 3	<input checked="" type="checkbox"/>	Anthony Moreno <i>[Signature]</i>	1616 E 35 th Ave	2/7/26
24b	1616 E 35 th Ave FORDS ADD B5 W 10 OF E 57FT OF L2 & 3	<input checked="" type="checkbox"/>	Minerva Moreno <i>[Signature]</i>	1616 E 35 th Ave	2/7/26
25	1730 E 36 th Ave HYDE PARK ADD BLK 22 PT L28-30 COM NW COR L30 E 62.59FT TPOB E 19.63FT S 37.38FT W 13.49FT S 19.75FT W 26.10FT N31.5329E 21.06FT E 8.90FT N 39.19FT TPOB	<input checked="" type="checkbox"/>	JUSTIN BUTTERFIELD <i>[Signature]</i>	1730 E 36 th Ave	2/9/26
26	3520 N Gilpin St L 10 BLK 22 HYDE PARK ADD	<input checked="" type="checkbox"/>	Carmen Rivera <i>[Signature]</i>	3520 N Gilpin St	2/10/26
27	3516 N Gilpin St L 11 BLK 22 HYDE PARK ADD	<input checked="" type="checkbox"/>	JASON D HOUGH <i>[Signature]</i>	3516 N Gilpin St	2/10/26
28	3512 N Gilpin St L 12 BLK 22 HYDE PARK ADD	<input checked="" type="checkbox"/>	Michael Sanchez <i>[Signature]</i>	3512 N Gilpin St	2/10/2026

<

> both properties.

City and County of Denver Petition of Protest - Rezoning

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Own #	Address and Legal Description of Property	Owner Rep? (if Yes, check box)	Printed Name and Signature of Owner(s)	Address of Owner	Date Signed
29	3548 N Gilpin St L 4 BLK 22 HYDE PARK ADD	Valid	Juan A Cervantes Juan A Cervantes	3548 N Gilpin	2/10/26
30a	1725 E 36th Ave HYDE PARK ADD B11 E 31 1/2 L13 TO 15	Valid - 1/2 owner - 50%	John C. Gunther John C. Gunther	1725 E 36th Ave	2/10/26
30b	1725 E 36th Ave HYDE PARK ADD B11 E 31 1/2 L13 TO 15	Valid - 1/2 owner - 50%	John C. Gunther Jr. John C. Gunther Jr.	1725 E 36th Ave	2/10/26
31	3521 N Williams St L 21 BLK 22 HYDE PARK ADD	Valid	Isabel Arrienne Espinoza Dahumie Espinoza	3525 Millers Lakewood	2/12/26
32	3609 N Williams St L 18 & N 1/2 OF L 17 BLK 11 HYDE PARK ADD	Valid - 1/2 owner - 50%	Alfredo E Chavez Alfredo E Chavez	3950 Lipan St	2/12/26
33	3555 N Franklin St L 28 BLK 20 HYDE PARK ADD	Invalid - signature authorization not provided	Osvaldo De Leon Osvaldo De Leon	3656 Federal	2-13 2026
34	3528 N Humboldt St HYDE PARK ADD BLK 20 PTN L 8 DAF E 61FT E 41.58FT E 22.5FT S 24.21FT W 125.08FT N 25.01FT TO POB	Valid	Klaus Alex Tahke Rank Klaus Alex Tahke Rank	3528 N. Humboldt	2/13/26
35	3534 N Humboldt St HYDE PARK ADD BLK 20 L 7 & PTN L 8 DAF BEG SW COR L 7 TG N 25.01FT E 125.08FT S 25.81FT W 22.5FT W 41.58FT W 61FT TO POB	Valid	Klaus Alex Tahke Rank Klaus Alex Tahke Rank	3528 N. Humboldt	2/13/26
36a	3542 N Humboldt St L 6 BLK 20 HYDE PARK ADD	Valid - 1/2 owner - 50%	José M Lechuga José M Lechuga	3542 N. Humboldt	2/13/26
36b	3542 N Humboldt St L 6 BLK 20 HYDE PARK ADD	Valid - 1/2 owner - 50%	Isabel R Lechuga Isabel R Lechuga	3542 N. Humboldt St.	2/13/26
37	3538 N Gilpin St HYDE PARK ADD B22 L7	Valid	Fidel Casillas Sandoval Fidel Casillas Sandoval	2663 E 125th Thornton	2/13/26

El Sultán Properties LLC

32a

please see notes

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Own #	Address and Legal Description of Property	Owner Rep? (If Yes, check box)	Printed Name and Signature of Owner(s)	Address of Owner	Date Signed
38	3453 N Gilpin St L 29 BLK 5 FORDS ADD	<input checked="" type="checkbox"/>	MANUELA BAYUFIAS <i>Manuela BayuFIAS</i>	3453 N Gilpin St	2-13-26
39a	1524 E 35th Ave E 25 FT OF W 58 FT OF L 29 & 30 FORDS ADD	<input checked="" type="checkbox"/>	DREW METZGER <i>Drew Metzger</i>	1524 E 35th Ave	2-14-26
39b	1524 E 35th Ave E 25 FT OF W 58 FT OF L 29 & 30 FORDS ADD	<input checked="" type="checkbox"/>	Jela Metzger <i>Jela Metzger</i>	1524 E 35th Ave	2/14/26
40	1526 E 35th St W 25 FT OF E 75 FT OF L 29 & 30 BLK 4 FORDS ADD	<input checked="" type="checkbox"/>	Terry J Sullivan <i>Terry J Sullivan</i>	1526 E 35th Ave	2-14-26
41	3539 N Williams St HYDE PARK ADD B22 L25 DIF BOOK 3186-01	<input checked="" type="checkbox"/>	FRANK STIRBA <i>Frank Stirba</i>	1904 E 38th Ave	2-15-26
42a	3449 N Franklin St L 28 EXC REAR 8 FT TO CITY BLK 4	<input checked="" type="checkbox"/>	ex Krohn <i>ex Krohn</i>	3449 N Franklin	2-14-26
42b	3449 N Franklin St L 28 EXC REAR 8 FT TO CITY	<input checked="" type="checkbox"/>	HELENA R. POSKE <i>Helena R. Poske</i>	3449 N Franklin St	2-14-26
43	3437 N Gilpin St FORDS ADD B5 BEG NE COR L26 TH S 50.21 FT W 125.41 FT N 25.1 FT E 23.91 FT S 18.91 FT S45E 4.37 FT E 35.21 FT N 47.11 FT E 63.2 FT TPOB	<input checked="" type="checkbox"/>	Timothy Mahlon Cigrand <i>T. Cigrand</i>	3437 N Gilpin St	2-15-26
44	1520 E 35th Ave W 33 FT OF L 29 & 30 EXC REAR 8 FT TO CITY BLK 4 FORDS ADD	<input type="checkbox"/>	EAST THIRTY FIFTH AVENUE LLC BRIELLE KILLIP <i>Brielle Killip</i>	1520 E 35th Ave 6334 S JAY WAY LITTLETON, CO 80123	2/15/26

Invalid - signature authorization not provided

AFFIDAVIT OF CIRCULATOR

I, Katharine A Hann swear that I reside at: 3559 N Williams St
 *Circulator - PRINTED NAME * Street name and number of RESIDENCE
Denver, Denver Colorado 80205
 *City/Town *County *State Zip Code

and do further swear that I have read and understand the laws governing the circulation of petitions; that I was at least 18 years of age, a citizen of the United States, and a resident of Colorado at the time this section of the petition was circulated and signed by the listed property owners; that I circulated this section of the petition; that each signature thereon was affixed in my presence; that each signature thereon is the signature of the person whose name it purports to be; that to the best of my knowledge and belief each of the persons signing this petition section was, at the time of signing, a property owner within the boundaries of this application and that I have not paid or will not in the future pay and that I believe that no other person has paid or will pay, directly or indirectly, any money or other thing of value to any signer for the purpose of inducing or causing such signer to affix his or her signature to the petition.

Katharine A Hann 02/15/2026
 *Signature of Circulator *Date of Signing

*(SEAL) *STATE OF COLORADO, COUNTY OF Denver
 *Subscribed and sworn to before me this 15th day of February 2026

Elijah A Ibanez *Signature (and Title) of Official Administering Oath

*Required field for petition section acceptance *My Commission Expires: 10/08/2028

ELIJAH A IBANEZ
 Notary Public
 State of Colorado
 Notary ID # 20244037444
 My Commission Expires 10-08-2028

Own#	Assign a number for each property. If a property has multiple owners, create an alpha sub-category. For example, if property #2 has three owners list as 2-a, 2-b, 2-c.
Address and Legal Description	Include the address and legal description of the property as listed in the city's Assessor records.
Owner Representative?	Check this box if the signature of an individual is not the listed owner or to indicate they represent the owner. For all representatives, Proof of Authorization to sign on behalf of the owner or ownership entity is required to be attached. Colorado state law, C.R.S. Sec. 38-30-172 establishes the minimum requirements for a statement of authority's validity.
Print Name and Signature of Owner	The owner should print name <u>exactly</u> as it is on the Assessor's records. The signatory shall sign the exact name in the same signature box.
Address of Owner	Insert the address of the property owner(s). This address may or may not be that same as the address of the subject property.
Date Signed	The property owner provides date signed

NOTES FOR PETITION IF NEEDED

Katie = Katharine A Hanna (circulator)

#1-7 emailed to Katie. Notary and agent forms (where applicable) attached

#8-43 signed in front of Katie. Agent forms attached where applicable

- #1 3502 N Gilpin
HYDE PARK ADD BLK 22 PT L15 BEG SW COR L15 TH N 12.95 FT E 68FT S 12.95FT W 68FT
TPOB
Portland Properties LLC
Signed by agent - Edward J Stitt
-sole member of LLC
-emailed scanned docs to Katie
-agent forms attached
-notary forms for signature attached
1/1 signed
- #2 3510 N Gilpin
HYDE PARK ADD BLK 22 PT L13 COM SW COR L15 N 51.98FT TPOB TH N 18FT W 68FT S
18.03FT W 68FT TPOB
Portland Properties LLC
Signed by agent - Edward J Stitt
-sole member of LLC
-emailed scanned docs to Katie
-agent forms attached
-notary forms for signature attached
1/1 signed
- #3a 3508 N Gilpin St
HYDE PARK ADD BLK 22 PT L13 & 14 COM SW COR L15 N 38.96FT TPOB TH N 13.02FT E
68FT S 13.02 W 68FT TPOB
William Stitt
-owner, signed and emailed scan document to Katie
-notary attached
1/2
- #3b 3508 N Gilpin St
HYDE PARK ADD BLK 22 PT L13 & 14 COM SW COR L15 N 38.96FT TPOB TH N 13.02FT E
68FT S 13.02 W 68FT TPOB
Claire Stitt
-owner, signed and emailed scan document to Katie
-notary attached
2/2

- #4 3504 N Gilpin St
HYDE PARK ADD BLK 22 PT L14 & 15 COM SW COR L15 N 12.95 FT TPOB TH N 13.02FT E
68FT S 13.02 W 68FT TPOB
J-Dub Rental Housing LLC
Signed by agent Kyle McCutchen
Scanned and emailed to Katie
Agent documents attached
Notary for signature on signed form itself
- #5 3506 N Gilpin
HYDE PARK ADD BLK 22 PT L14 COM SW COR L15 N 25.97FT TPOB TH N 12.99FT E 68FT S
12.99 W 68FT TPOB
J-Dub Rental Housing LLC
Signed by agent Kyle McCutchen
Scanned and emailed to Katie
Agent documents attached
Notary for signature on signed form itself
- #6a 3525 N Williams St
L 22 BLK 22 HYDE PARK ADD
Julie Anne Huanca
-Scanned and emailed to Katie
-notary forms attached
1/2
- #6b 3525 N Williams St
L 22 BLK 22 HYDE PARK ADD
Nicholas Eugenio Huanca
-Scanned and emailed to Katie
-notary forms attached
2/2
- #7 3457 N Gilpin St
L 30 BLK 5 FORDS ADD
3457 Gilpin LLC
-signed by agent Nancy M Garcia
-scanned and emailed to Katie
-agent forms attached
-notary for signature attached

- #12 2559 N Franklin St
Gerardo Diaz deleon
-corrected owner address (verified ok with Edson)
- #13a 3609 N Williams St
Gerardo Diaz deleon
-corrected owner address to correct owner address (verified ok with Edson)
Owner 1/2 on page 1
- #13b 3609 N Williams St
Guillermina Diaz deleon
Owner 2/2 on page 3
- #14 3624 N Gilpin
Ralph Truillo Jr
1/3 signed
- #16 3438 N Gilpin St
Hagen Christopher Dooley
1/2 signed
- #22 3621 N Williams
Taylor Pfohl
1/2 signed
- #33 3555 N Franklin St
L 28 BLK 20 HYDE PARK ADD
El Sultan Properties, LLC
-agent Jesus Diaz Deleon
-agent proof attached
-signed in front of Katie
- #36b 3542 N Humboldt St
Maria R. Lechuga is almost entirely blind.
She signed form, Katie printed her name and dated as she was having trouble seeing lines
- #44 1520 E 35th Ave
W 33 FT OF L 29 & 30 EXC REAR 8 FT TO CITY BLK 4 FORDS ADD
East Thirty-Fifth Avenue LLC
-agent Brielle Killip
-agent forms attached
-signed in front of Katie

#1 3502 N Gilpin
HYDE PARK ADD BLK 22 PT L15 BEG SW COR L15 TH N 12.95 FT E 68FT S 12.95FT W 68FT
TPOB
Portland Properties LLC
Signed by agent – Edward J Stitt
-sole member of LLC
-emailed scanned docs to Katie
-agent forms attached
-notary forms for signature attached

1/1 signed

#2 3510 N Gilpin
HYDE PARK ADD BLK 22 PT L13 COM SW COR L15 N 51.98FT TPOB TH N 18FT W 68FT S
18.03FT W 68FT TPOB
Portland Properties LLC
Signed by agent – Edward J Stitt
-sole member of LLC
-emailed scanned docs to Katie
-agent forms attached
-notary forms for signature attached

1/1 signed

AFFIDAVIT OF CIRCULATOR

I Edward J Stitt swear that I reside at: 76 county Road 740
 *Circulator - PRINTED NAME * Street name and number of RESIDENCE

Crested Butte, CO 81224
 *City/Town *County *State Zip Code

and do further swear that I have read and understand the laws governing the circulation of petitions; that I was at least 18 years of age, a citizen of the United States, and a resident of Colorado at the time this section of the petition was circulated and signed by the listed property owners; that I circulated this section of the petition; that each signature thereon was affixed in my presence; that each signature thereon is the signature of the person whose name it purports to be; that to the best of my knowledge and belief each of the persons signing this petition section was, at the time of signing, a property owner within the boundaries of this application and that I have not paid or will not in the future pay and that I believe that no other person has paid or will pay, directly or indirectly, any money or other thing of value to any signer for the purpose of inducing or causing such signer to affix his or her signature to the petition.

Edward J Stitt 2/12/2026
 *Signature of Circulator *Date of Signing

*(SEAL) *STATE OF COLORADO, COUNTY OF Gunnison

*Subscribed and sworn to before me this 12 day of February, 2026

James R. Minner *Signature (and Title) of Official Administering Oath
 *Required field for petition section acceptance *My Commission Expires: 2/14/26

Own#	Assign a number for each property. If a property has multiple owners, create an alpha sub-category. For example, if property #2 has three owners list as 2-a, 2-b, 2-c.
Address and Legal Description	Include the address and legal description of the property as listed in the city's Assessor records.
Owner Representative?	Check this box if the signature of an individual is not the listed owner or to indicate they represent the owner. For all representatives, Proof of Authorization to sign on behalf of the owner or ownership entity is required to be attached. Colorado state law, C.R.S. Sec. 38-30-172 establishes the minimum requirements for a statement of authority's validity.
Print Name and Signature of Owner	The owner should print name exactly as it is on the Assessor's records. The signatory shall sign the exact name in the same signature box.
Address of Owner	Insert the address of the property owner(s). This address may or may not be that same as the address of the subject property.
Date Signed	The property owner provides date signed

State of Colorado

County of Gunnison

Signed before me on February 12th, 20 26

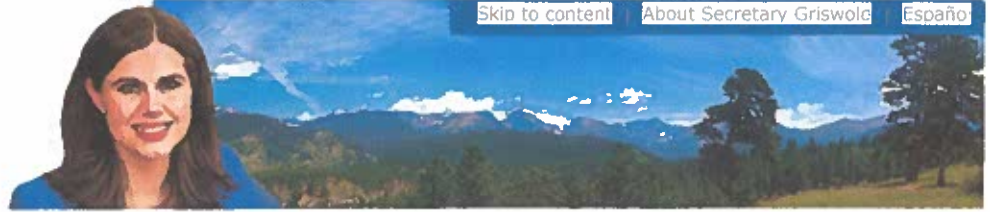
by Edward Jonathan Stitt (name(s) of individual(s) making statement).

J R Miller
(Notary's official signature)

NBH Banks Corp.
(Title of office)

2/14/29
(Commission Expiration)

JACK R. MILLER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID# 20254006425
MY COMMISSION EXPIRES 02/14/2029

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Details			
Name	Portland Properties, LLC		
Status	Good Standing	Formation date	02/16/2017
ID number	20171124715	Form	Limited Liability Company
Periodic report month	February	Jurisdiction	Colorado
Principal office street address	3502 N Gilpin St, Denver, CO 80205, US		
Principal office mailing address	PO Box 443, Crested Butte, CO 81224, US		

Registered Agent	
Name	EDWARD JONATHAN STITT
Street address	76 County Road 740, Crested Butte, CO 81224, US
Mailing address	PO Box 443, Crested Butte, CO 81224, US

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Colorado Secretary of State

Colorado Secretary of State

ID#: 20171124715

Document #: 20241495117

Filed on: 05/01/2024 08:12:03 AM

Paid: \$60.00

Periodic Report

filed pursuant to §7-90-301, et seq. and §7-90-501 of the Colorado Revised Statutes (C.R.S)

The entity name is Portland Properties, LLC

The entity ID Number is 20171124715

Jurisdiction under the law of which the entity was formed or registered is

Colorado

The principal office street address is

3502 N Gilpin St
Denver CO 80205
US

The principal office mailing address is

PO Box 443
Crested Butte CO 81224
US

The name of the registered agent is Edward J. Stitt

The registered agent's street address is

3502 N Gilpin St
Denver CO 80205
US

The registered agent's mailing address is

PO Box 443
Crested Butte CO 81224
US

The person above has agreed to be appointed as the registered agent for this entity.

Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., and, if applicable, the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the Secretary of State, whether or not such individual is named in the document as one who has caused it to be delivered.

Name(s) and address(es) of the individual(s) causing the document to be delivered for filing

edward stitt
PO Box 443
Crested Butte CO 81224
US

#3a 3508 N Gilpin St
HYDE PARK ADD BLK 22 PT L13 & 14 COM SW COR L15 N 38.96FT TPOB TH N
13.02FT E 68FT S 13.02 W 68FT TPOB
William Stitt
-owner, signed and emailed scan document to Katie
-notary attached
1/2

#3b 3508 N Gilpin St
HYDE PARK ADD BLK 22 PT L13 & 14 COM SW COR L15 N 38.96FT TPOB TH N
13.02FT E 68FT S 13.02 W 68FT TPOB
Claire Stitt
-owner, signed and emailed scan document to Katie
-notary attached
2/2

Both owners

2/2

Reference: Council Bill No.25-1069, Series of 2025

State of Florida

County of Lee

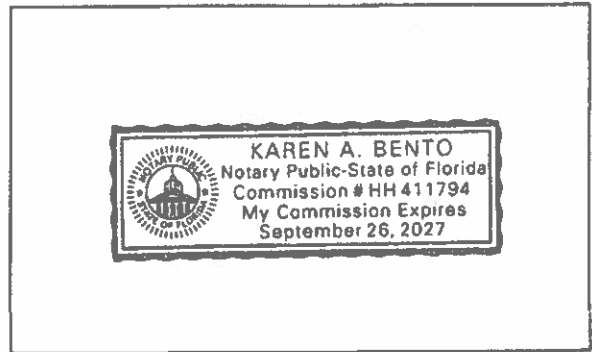
Signed before me on February 11, 2026

by William & Claire Stitt (name(s) of individual(s) making statement).

Karen A. Bento
(Notary's official signature)

Notary
(Title of office)

9/26/27
(Commission Expiration)



edward stitt
PO Box 443
Crested Butte CO 81224
US



11/21/2025 04:11 PM
City & County of Denver
Electronically Recorded

R \$43.00

MIS

D \$0.00

WHEN RECORDED JDUB RENTAL HOUSING, LLC
RETURN TO:



STATEMENT OF AUTHORITY
(§38-30-172, C.R.S.)

1. This Statement of Authority relates to an entity¹ named
J-DUB RENTAL HOUSING, LLC, A COLORADO LIMITED LIABILITY COMPANY WHO ACQUIRED TITLE AS J-DUB RENTAL HOUSING
2. The type of entity is a:

<input type="checkbox"/> Corporation	<input type="checkbox"/> Registered Limited Liability Partnership
<input type="checkbox"/> Nonprofit Corporation	<input type="checkbox"/> Registered Limited Liability Limited Partnership
<input checked="" type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Limited Partnership Association
<input type="checkbox"/> General Partnership	<input type="checkbox"/> Government or Governmental Subdivision or Agency
<input type="checkbox"/> Limited Partnership	<input type="checkbox"/> Trust
<input type="checkbox"/>	
3. The entity is formed under the laws of **Colorado**
4. The mailing address for the entity is **2920 1/2 N COLUMBINE STREET, DENVER, CO 80202**
5. The name position of each person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is **KYLE MCCUTCHEN AS OWNER AND/OR TINA SWAN AS OWNER**
6. The authority of the foregoing person(s) to bind the entity: is² not limited is limited as follows :
7. Other matters concerning the manner in which the entity deals with interests in real property:
8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of §38-30-172, C.R.S. ³
9. This Statement of Authority amends and supersedes in all respects any and all prior dated Statements of Authority executed on behalf of the entity.

Executed this day of **October 14th, 2025**

(SEE ATTACHED "SIGNATURE PAGE")

¹This form should not be used unless the entity is capable of holding title to real property.
²The absence of any limitation shall be prima facie evidence that no such limitation exists.
³The statement of authority must be recorded to obtain the benefits of the statute.



#4 3504 N Gilpin St
HYDE PARK ADD BLK 22 PT L14 & 15 COM SW COR L15 N 12.95 FT TPOB TH N
13.02FT E 68FT S 13.02 W 68FT TPOB
J-Dub Rental Housing LLC
Signed by agent Kyle McCutchen
Scanned and emailed to Katie
Agent documents attached
Notary for signature on signed form itself

1/1

#5 3506 N Gilpin
HYDE PARK ADD BLK 22 PT L14 COM SW COR L15 N 25.97FT TPOB TH N 12.99FT E
68FT S 12.99 W 68FT TPOB
J-Dub Rental Housing LLC
Signed by agent Kyle McCutchen
Scanned and emailed to Katie
Agent documents attached
Notary for signature on signed form itself

1/1



Colorado Secretary of State
 Date and Time: 03/08/2017 01:22 PM
 ID Number: 20061142703
 Document number: 20171191319
 Amount Paid: \$10.00

Document must be filed electronically.
 Paper documents are not accepted.
 Fees & forms are subject to change.
 For more information or to print copies
 of filed documents, visit www.sos.state.co.us.

ABOVE SPACE FOR OFFICE USE ONLY

Periodic Report

filed pursuant to §7-90-301, et seq. and §7-90-501 of the Colorado Revised Statutes (C.R.S)

ID number: 20061142703

Entity name: J-Dub Rental Housing LLC

Jurisdiction under the law of which the
 entity was formed or registered: Colorado

1. Principal office street address: 3104 Elizabeth St
(Street name and number)

Denver CO 80205
(City) (State) (Postal/Zip Code)
United States
(Province – if applicable) (Country – if not US)

2. Principal office mailing address: PO Box 745
 (if different from above) *(Street name and number or Post Office Box information)*

Denver CO 80201
(City) (State) (Postal/Zip Code)
United States
(Province – if applicable) (Country – if not US)

3. Registered agent name: (if an individual) McCutchen Kyle L
(Last) (First) (Middle) (Suffix)
 or (if a business organization) _____

4. The person identified above as registered agent has consented to being so appointed.

5. Registered agent street address: 3104 Elizabeth St
(Street name and number)

Denver CO 80205
(City) (State) (Postal/Zip Code)

6. Registered agent mailing address: PO Box 745
 (if different from above) *(Street name and number or Post Office Box information)*

Denver CO 80205
(City) (State) (Postal/Zip Code)
United States
(Province – if applicable) (Country – if not US)

Statement of Authority - Seller

SIGNATURE PAGE

J-DUB RENTAL HOUSING, LLC, A COLORADO LIMITED LIABILITY COMPANY WHO ACQUIRED TITLE AS J-DUB RENTAL HOUSING

[Signature] owner
KYLE MCCUTCHEN, OWNER

[Signature] owner
TINA SWAN, OWNER

JORDYN HATHOOT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144043262
MY COMMISSION EXPIRES 11/07/2026

State of Colorado)
County of Denver)ss.
)

The foregoing instrument was acknowledged before me on this day of 10/6/25 by KYLE MCCUTCHEN AS OWNER AND TINA SWAN AS OWNER OF J-DUB RENTAL HOUSING, LLC, A COLORADO LIMITED LIABILITY COMPANY WHO ACQUIRED TITLE AS J-DUB RENTAL HOUSING

Witness my hand and official seal

My Commission expires: 11/7/26 [Signature]
Notary Public

Notice:

Causing this document to be delivered to the secretary of state for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the secretary of state, whether or not such individual is named in the document as one who has caused it to be delivered.

7. Name(s) and address(es) of the individual(s) causing the document to be delivered for filing:

<u>McCutchen</u>	<u>Kyle</u>		
<i>(Last)</i>	<i>(First)</i>	<i>(Middle)</i>	<i>(Suffix)</i>
<u>3104 Elizabeth Street</u>			
<i>(Street name and number or Post Office Box information)</i>			
<hr/>			
<u>Denver</u>	<u>CO</u>	<u>80205</u>	
<i>(City)</i>	<i>(State)</i>	<i>(Postal/Zip Code)</i>	
<u>United States</u>			
<i>(Province – if applicable)</i>		<i>(Country – if not US)</i>	

(The document need not state the true name and address of more than one individual. However, if you wish to state the name and address of any additional individuals causing the document to be delivered for filing, mark this box and include an attachment stating the name and address of such individuals.)

Disclaimer:

This form, and any related instructions, are not intended to provide legal, business or tax advice, and are offered as a public service without representation or warranty. While this form is believed to satisfy minimum legal requirements as of its revision date, compliance with applicable law, as the same may be amended from time to time, remains the responsibility of the user of this form. Questions should be addressed to the user's attorney.

Certificate Of Completion

Envelope Id: 68FC3E95-3DCC-42AA-9A7B-465796BBE598	Status: Completed
Subject: 345368 : Kyle McCutchen	
Source Envelope:	
Document Pages: 2	Signatures: 2
Certificate Pages: 1	Initials: 0
AutoNav: Enabled	Envelope Originator:
EnvelopeId Stamping: Enabled	US Virtual Notary Software
Time Zone: (UTC-05:00) Eastern Time (US & Canada)	545 Islip Avenue
	Islip, NY 11751
	administration@usvirtualnotary.com
	IP Address: 23.20.54.100

Record Tracking

Status: Original	Holder: US Virtual Notary Software	Location: DocuSign
2/11/2026 11:28:07 AM	administration@usvirtualnotary.com	

Signer Events

Kyle McCutchen	<i>Kyle McCutchen</i>	Sent: 2/11/2026 12:43:45 PM
kyle.mccutchen@gmail.com		Viewed: 2/11/2026 12:44:04 PM
Security Level:		Signed: 2/11/2026 12:44:56 PM
.None		
ID: 2ad5a294-9017-4e39-b446-99f699c2f37d	Signature Adoption: Pre-selected Style	
2/11/2026 12:43:58 PM	Using IP Address: 193.36.224.18	

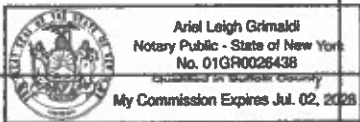
Electronic Record and Signature Disclosure:
Not Offered via DocuSign

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	2/11/2026 12:43:45 PM
Certified Delivered	Security Checked	2/11/2026 12:44:04 PM
Signing Complete	Security Checked	2/11/2026 12:44:56 PM
Completed	Security Checked	2/11/2026 12:44:56 PM
Payment Events	Status	Timestamps

City and County of Denver Petition of Protest - Rezoning

We, the undersigned, represent that we are the owners of the real properties legally described opposite our names and that, as such property owners, we do hereby protest the enactment of Council Bill No.25-1069, Series of 2025, which Council Bill would change from R-MU-20 with waivers and PUD 534 to PUD-G 38 the zoning classification of the following address(es): 1620, 1625, 1675 East 35th Avenue, 3532, 3580 North Franklin Street & 3558 North Gilpin Street (Legal description of the subject properties are attachment)

ALL Owners must sign and print their name in the same manner as they hold title to the property. Property owner name and signature must match name as it appears on current property deed.

Own #	Address and Legal Description of Property	Owner Rep? (If Yes, check box)	Printed Name and Signature of Owner(s)	Address of Owner	Date Signed
4	3504 N Gilpin St HYDE PARK ADD BLK 22 PT L14 & 15 COM SW COR L15 N 12.95 FT TPOB TH N 13.02 FT E 68 FT S 13.02 W 68 FT TPOB	X	J-Dub Rental Housing LLC <i>Kyle McCutchen</i>	2920 1/2 N Columbine Street Denver, CO 80205	2/11/2026
5	3506 N Gilpin St HYDE PARK ADD BLK 22 PT L14 COM SW COR L15 N 25.97 FT TPOB TH N 12.99 FT E 68 FT S 12.99 W 68 FT TPOB	X	J Dub Rental Housing LLC <i>Kyle McCutchen</i>	2920 1/2 N Columbine Street Denver, CO 80205	2/11/2026
	<i>Just showing duplicate for notary</i>				
	<i>This is notary for signature</i>				
	<i>↓</i>				
					
					<i>Kyle McCutchen</i>

The foregoing instrument was acknowledged before me this 11th day of February 2026, by KYLE LOUIS MCCUTCHEN. This electronic notarial act involved a remote online appearance involving the use of communication technology.

#6a 3525 N Williams St
L 22 BLK 22 HYDE PARK ADD
Julie Anne Huanca
-Scanned and emailed to Katie
-notary forms attached
1/2

1/2

#6b 3525 N Williams St
L 22 BLK 22 HYDE PARK ADD
Nicholas Eugenio Huanca
-Scanned and emailed to Katie
-notary forms attached
2/2

2/2

Reference: Council Bill No.25-1069, Series of 2025

State of Massachusetts

County of Hampden

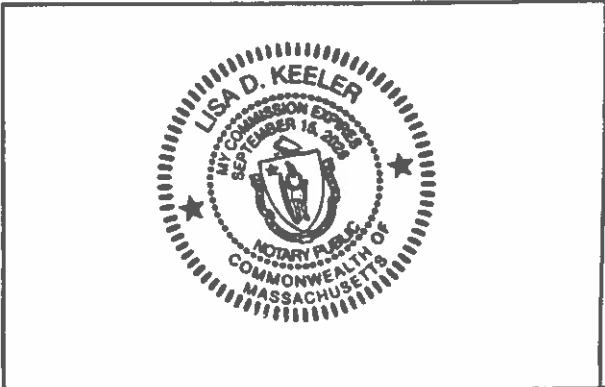
Signed before me on February 12, 2026

by Julie Huarca & Nicholas Huarca (name(s) of individual(s) making statement).


(Notary's official signature) Lisa Keeler

Notary
(Title of office)

Sept 15 2028
(Commission Expiration)



AFFIDAVIT OF CIRCULATOR

Julie Anne Huonka swear that I reside at 12 White Oaks Dr. Longmeadow MA 01106
 *Circulator - PRINTED NAME *Street name and number of RESIDENCE

Longmeadow Hampden MA 01106
 *City/Town *County *State Zip Code

and do further swear that I have read and understand the laws governing the circulation of petitions; that I was at least 18 years of age a citizen of the United States and a resident of Colorado at the time this section of the petition was circulated and signed by the listed property owners; that I circulated this section of the petition; that each signature thereon was affixed in my presence; that each signature thereon is the signature of the person whose name it purports to be; that to the best of my knowledge and belief each of the persons signing this petition section was, at the time of signing a property owner within the boundaries of this application and that I have not paid or will not in the future pay and that I believe that no other person has paid or will pay, directly or indirectly, any money or other thing of value to any signer for the purpose of inducing or causing such signer to affix his or her signature to the petition.

Julie Anne Huonka 2/12/26
 *Signature of Circulator *Date of Signing

Massachusetts
 *(SEAL) *STATE OF COLORADO, COUNTY OF Hampden

*Subscribed and sworn to before me this 12 day of February 2026

Lisa Keeler Notary *Signature (and Title) of Official Administering Oath

*Required field for petition section acceptance *My Commission Expires: Sept 15 2028



Own#	Assign a number for each property. If a property has multiple owners, create an alpha sub-category. For example, if property #2 has three owners list as 2-a, 2-b, 2-c.
Address and Legal Description	Include the address and legal description of the property as listed in the city's Assessor records.
Owner Representative?	Check this box if the signature of an individual is not the listed owner or to indicate they represent the owner. For all representatives, Proof of Authorization to sign on behalf of the owner or ownership entity is required to be attached. Colorado state law, C.R.S. Sec. 38-30-172 establishes the minimum requirements for a statement of authority's validity.
Print Name and Signature of Owner	The owner should print name exactly as it is on the Assessor's records. The signatory shall sign the exact name in the same signature box.
Address of Owner	Insert the address of the property owner(s). This address may or may not be that same as the address of the subject property.
Date Signed	The property owner provides date signed

AFFIDAVIT OF CIRCULATOR

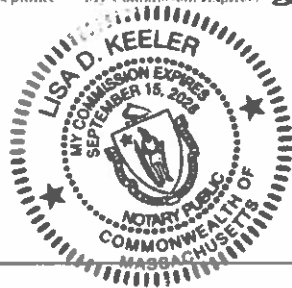
I, Nicholas Eugene Huwener swear that I reside at 12 White Oaks Dr
 *Circulator - PRINTED NAME * Street name and number of RESIDENCE
Longmeadow Hamden Massachusetts ~~01106~~ 01106
 *City/Town *County *State Zip Code

and do further swear that I have read and understand the laws governing the circulation of petitions, that I was at least 18 years of age, a citizen of the United States, and a resident of Colorado at the time this section of the petition was circulated and signed by the listed property owners, that I circulated this section of the petition, that each signature thereon was affixed in my presence, that each signature thereon is the signature of the person whose name it purports to be, that to the best of my knowledge and belief each of the persons signing this petition section was, at the time of signing, a property owner within the boundaries of this application and that I have not paid or will not in the future pay and that I believe that no other person has paid or will pay, directly or indirectly, any money or other thing of value to any signer for the purpose of inducing or causing such signer to affix his or her signature to the petition.

[Signature] 2-12-2026
 *Signature of Circulator *Date of Signing

Massachusetts
 *SEAL *STATE OF MASSACHUSETTS, COUNTY OF Hamden
 *Subscribed and sworn to before me this 12 day of February, 2026

[Signature] Notary
 *Signature (and Title) of Official Administering Oath
 *Required field for petition section acceptance *My Commission Expires: Sept 15 2028



Owner#	Assign a number for each property. If a property has multiple owners, create an alpha sub-category. For example, if property #2 has three owners list as 2-a, 2-b, 2-c.
Address and Legal Description	Include the address and legal description of the property as listed in the city's Assessor records.
Owner Representative?	Check this box if the signature of an individual is not the listed owner or to indicate they represent the owner. For all representatives, Proof of Authorization to sign on behalf of the owner or ownership entity is required to be attached. Colorado state law, C.R.S. Sec. 38-30-172 establishes the minimum requirements for a statement of authority's validity.
Print Name and Signature of Owner	The owner should print name <u>exactly</u> as it is on the Assessor's records. The signatory shall sign the exact name in the same signature box.
Address of Owner	Insert the address of the property owner(s). This address may or may not be that same as the address of the subject property.
Date Signed	The property owner provides date signed

State of Colorado
County of Douglas
Signed before me on February 12th, 2026
by Nanci Maria Garcia (name(s) of individual(s) making
statement).

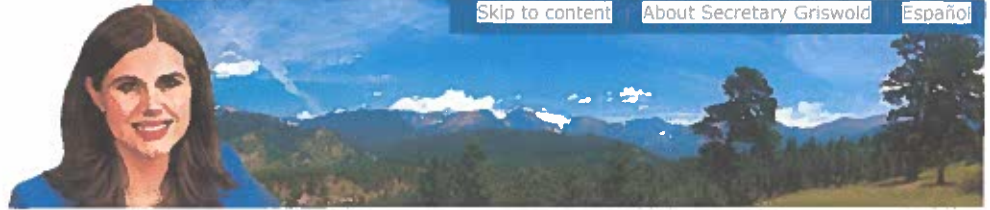
Austin Murphy
(Notary's official signature)
Notary public
(Title of office)
16125/2028
(Commission Expiration)

AUSTIN SHAWN MURPHY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244039656
MY COMMISSION EXPIRES 10/23/2028

#7 3457 N Gilpin St
L 30 BLK 5 FORDS ADD
3457 Gilpin LLC
-signed by agent Nancy M Garcia
-scanned and emailed to Katie
-agent forms attached
-notary for signature attached

1/1 signed

Nancy Maria Garcia
4806 N Sungold Ln
Castle Rock CO 80109
US



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Details			
Name	3457 Gilpin LLC		
Status	Good Standing	Formation date	04/07/2018
ID number	20181295535	Form	Limited Liability Company
Periodic report month	April	Jurisdiction	Colorado
Principal office street address	3457 N Gilpin St, Denver, CO 80205, US		
Principal office mailing address	4806 N Sungold Ln, Castle Rock, CO 80109, US		

Registered Agent	
Name	Nancy M Garcia
Street address	3457 N Gilpin St, Denver, CO 80205, US
Mailing address	4806 N Sungold Ln, Castle Rock, CO 80109, US

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Periodic Report

filed pursuant to §7-90-301, et seq. and §7-90-501 of the Colorado Revised Statutes (C.R.S)

The entity name is 3457 Gilpin LLC

The entity ID Number is 20181295535

Jurisdiction under the law of which the entity was formed or registered is

Colorado

The principal office street address is

3457 N Gilpin St
Denver CO 80205
US

The principal office mailing address is

4806 N Sungold Ln
Castle Rock CO 80109
US

The name of the registered agent is Nancy M Garcia

The registered agent's street address is

3457 N Gilpin St
Denver CO 80205
US

The registered agent's mailing address is

4806 N Sungold Ln
Castle Rock CO 80109
US

The person above has agreed to be appointed as the registered agent for this entity.

Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., and, if applicable, the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the Secretary of State, whether or not such individual is named in the document as one who has caused it to be delivered.

Name(s) and address(es) of the individual(s) causing the document to be delivered for filing

44
~~44~~

1520 E 35th Ave

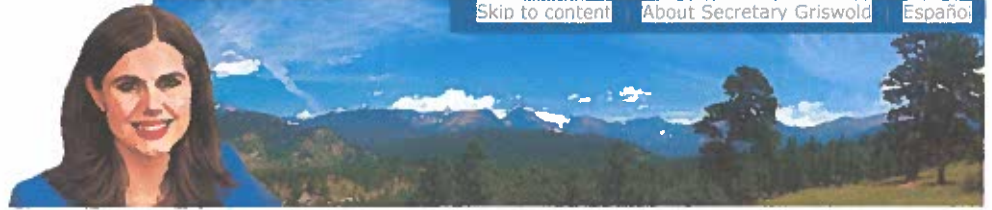
W 33 FT OF L 29 & 30 EXC REAR 8 FT TO CITY BLK 4 FORDS ADD

East Thirty-Fifth Avenue LLC

-agent Brielle Killip

-agent forms attached

-signed in from of Katie



Summary

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Details			
Name	East Thirty-Fifth Avenue LLC		
Status	Good Standing	Formation date	03/03/2025
ID number	20251261661	Form	Limited Liability Company
Periodic report month	March	Jurisdiction	Colorado
Principal office street address	6334 S Jay Way, Littleton, CO 80123, US		
Principal office mailing address	6334 S Jay Way, Littleton, CO 80123, US		

Registered Agent	
Name	Brielle Killip
Street address	6334 S Jay Way, Littleton, CO 80123, US
Mailing address	6334 S Jay Way, Littleton, CO 80123, US

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Sole agent

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Articles of Organization for a Limited Liability Company

filed pursuant to § 7-90-301 and § 7-80-204 of the Colorado Revised Statutes (C.R.S.)

The domestic entity name of the limited liability company is East Thirty-Fifth Avenue LLC

The principal office street address is

6334 S Jay Way
Littleton CO 80123
US

The principal office mailing address is

6334 S Jay Way
Littleton CO 80123
US

The name of the registered agent is Brielle Killip

The registered agent's street address is

6334 S Jay Way
Littleton CO 80123
US

The registered agent's mailing address is

6334 S Jay Way
Littleton CO 80123
US

The person above has agreed to be appointed as the registered agent for this entity.

The management of the limited liability company is vested in Members

There is at least one member of the limited liability company.

Person(s) forming the limited liability company

Brielle Killip
6334 S Jay Way
Littleton CO 80123
US

Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., and, if applicable, the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the Secretary such individual is named in the document as one who has caused it to be delivered.

Name(s) and address(es) of the individual(s) causing the document to be delivered for filing

Brielle Killip
6334 S Jay Way
Littleton CO 80123
US

#33 3555 N Franklin St
L 28 BLK 20 HYDE PARK ADD
El Sultan Properties, LLC
-agent Jesus Diaz Deleon
-agent proof attached
-signed in front of Katie



Statement Curing Delinquency

filed pursuant to §7-90-904 of the Colorado Revised Statutes (C.R.S)

The entity ID number is 20198045127

The entity name is El Sultan Properties, LLC, Delinquent May 1, 2024

The entity name of the entity after curing delinquency is El Sultan Properties, LLC

After a delinquency is cured the entity name of the domestic entity shall comply with section 7-90-904, C.R.S.

The principal office street address is

3656 Federal Blvd
Denver CO 80211
US

The principal office mailing address is

3656 Federal Blvd
Denver CO 80211
US

The name of the registered agent is JESUS DIAZ DELEON

The registered agent's street address is

3656 Federal Blvd
Denver CO 80211
US

The registered agent's mailing address is

3656 Federal Blvd
Denver CO 80211
US

The person above has agreed to be appointed as the registered agent for this entity.

Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., and, if applicable, the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the Secretary of State, whether or not such individual is named in the document as one who has caused it to be delivered.

Name(s) and address(es) of the individual(s) causing the document to be delivered for filing



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Details			
Name	El Sultan Properties, LLC		
Status	Good Standing	Formation date	12/27/2019
ID number	20198045127	Form	Limited Liability Company
Periodic report month	November	Jurisdiction	Colorado
Principal office street address	3656 Federal Blvd, Denver, CO 80211, US		
Principal office mailing address	3656 Federal Blvd, Denver, CO 80211, US		

Registered Agent	
Name	JESUS DIAZ DELEON
Street address	3656 Federal Blvd, Denver, CO 80211, US
Mailing address	3656 Federal Blvd, Denver, CO 80211, US

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Jesus Diaz Deleon
3656 Federal Blvd
Denver CO 80211
US

Brian Kraft
collector

AFFIDAVIT OF CIRCULATOR

I, Brian Kraft, swear that I reside at: 3449 N Giplin St
 *Circulator - PRINTED NAME * Street name and number of RESIDENCE

Denver, Denver County, Colorado, 80205
 *City/Town *County *State Zip Code

and do further swear that I have read and understand the laws governing the circulation of petitions; that I was at least 18 years of age, a citizen of the United States, and a resident of Colorado at the time this section of the petition was circulated and signed by the listed property owners; that I circulated this section of the petition; that each signature thereon was affixed in my presence; that each signature thereon is the signature of the person whose name it purports to be; that to the best of my knowledge and belief each of the persons signing this petition section was, at the time of signing, a property owner within the boundaries of this application and that I have not paid or will not in the future pay and that I believe that no other person has paid or will pay, directly or indirectly, any money or other thing of value to any signer for the purpose of inducing or causing such signer to affix his or her signature to the petition.

[Signature] 2/16/2026
 *Signature of Circulator *Date of Signing

*(SEAL) *STATE OF COLORADO, COUNTY OF DENVER
 *Subscribed and sworn to before me this 16 day of February, 2026

M Mckeon Notary Public *Signature (and Title) of Official Administering Oath
 *Required field for petition section acceptance *My Commission Expires: 06-12-2028

MEGHAN MCKEON
 Notary Public
 State of Colorado
 Notary ID # 20244022538
 My Commission Expires 06-12-2028

Own#	Assign a number for each property. If a property has multiple owners, create an alpha sub-category. For example, if property #2 has three owners list as 2-a, 2-b, 2-c.
Address and Legal Description	Include the address and legal description of the property as listed in the city's Assessor records.
Owner Representative?	Check this box if the signature of an individual is not the listed owner or to indicate they represent the owner. For all representatives, Proof of Authorization to sign on behalf of the owner or ownership entity is required to be attached. Colorado state law, C.R.S. Sec. 38-30-172 establishes the minimum requirements for a statement of authority's validity.
Print Name and Signature of Owner	The owner should print name <u>exactly</u> as it is on the Assessor's records. The signatory <u>shall sign the exact name</u> in the same signature box.
Address of Owner	Insert the address of the property owner(s). This address may or may not be that same as the address of the subject property.
Date Signed	The property owner provides date signed

City and County of Denver Petition of Protest - Rezoning

We, the undersigned, represent that we are the owners of the real properties legally described opposite our names and that, as such property owners, we do hereby **protest** the enactment of Council Bill No.25-1069, Series of 2025, which Council Bill would change from R-MU-20 with waivers and PUD 534 to PUD-G 38 the zoning classification of the following address(s): 1620, 1625, 1675 East 35th Avenue, 3532, 3580 North Franklin Street & 3558 North Gilpin Street (Legal description of the subject properties are attachment)

ALL Owners must sign and print their name in the same manner as they hold title to the property. Property owner name and signature must match name as it appears on current property deed.

Own #	Address and Legal Description of Property	Owner Rep? (If Yes, check box)	Printed Name and Signature of Owner(s)	Address of Owner	Date Signed
1	3544 N Gilpin St L 5 BLK 22 HYDE PARK Valid		Daa'byal Haque <i>Daa'byal Haque</i>	3544 N Gilpin St	2/7/2026
2-a	3433 N Gilpin St FORDS ADD B5 L24 Valid - 1/2 owner - 50%		Jan Sargent <i>Jan Sargent</i>	3433 N Gilpin St	2/13/2026
2-b	3433 N Gilpin St FORDS ADD B5 L24 Valid - 1/2 owner - 50%		Janne Whitney <i>Janne Whitney</i>	3433 N Gilpin St	2/13/2026
3	3516 N Humboldt St L 11 BLK 20 HYDE PARK ADD Valid		Dana Rebecca Williams <i>Dana Williams</i>	3516 N Humboldt St	2/14/2026
4-a	3517 N Franklin St N 22 FT 2 IN OF L 20 BLK 20 HYD Valid - 1/2 owner - 50%		na Sternad <i>na Sternad</i>	3517 N Franklin St	2/14/2026
4-b	3517 N Franklin St N 22 FT 2 IN OF L 20 BLK 20 HYD Valid - 1/2 owner - 50%		RM STERNAD <i>RM STERNAD</i>	3517 N Franklin St	2/14/2026
5	3441 N Gilpin St FORDS ADD B5 COM NE COR L26 W 63.2FT TPOB TH 47.11FT W 35.21FT N45W 4.37FT N 18.91 FT W 23.91 25.1FT E 62.2 FT TPOB Valid		Cassandra Maha <i>Cassandra Maha</i>	3441 N Gilpin St	2/14/2026

**City and County of Denver Petition of Protest -
Rezoning**

Council Bill No.25-1069, Series of 2025, which
Council Bill would change from R-MU-20 with
waivers and PUD 534 to PUD-G 38 the zoning
classification of the
following addresse(s): 1620, 1625, 1675 East 35th
Avenue, 3532, 3580 North Franklin Street & 3558
North Gilpin Street