

## Zone Map Amendment (Rezoning) - Application

|  |  |   |  |
|--|--|---|--|
| <b>PROPERTY OWNER INFORMATION*</b><br><input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION<br><input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***  |  | <b>PROPERTY OWNER(S) REPRESENTATIVE**</b><br><input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION<br><input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***  |  |
| Property Owner Name  | Pavel Demchenko  | Representative Name   |  |
| Address  | 1965 Verbena St  | Address   |  |
| City, State, Zip   | Denver, CO 80220   | City, State, Zip  |  |
| Telephone  | (720)394-8922  | Telephone   |  |
| Email  | demchenko.pavel@gmail.com  | Email   |  |
| <p>*All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4.</p> |  | <p>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</p> <p>***If contact for fee payment is other than above, please provide contact name and contact information on an attachment.</p> |  |
| <b>SUBJECT PROPERTY INFORMATION</b>  |  |   |  |
| Location (address):  | 1965 Verbena St<br>Denver, CO 80220  |   |  |
| Assessor's Parcel Numbers:   | 0133406020000  |   |  |
| Area in Acres or Square Feet:  | 9370 sq ft   |   |  |
| Current Zone District(s):  | E-SU-DX  |   |  |
| <b>PROPOSAL</b>  |  |   |  |
| Proposed Zone District:  | E-SU-B   |   |  |
| <b>PRE-APPLICATION INFORMATION</b>   |  |   |  |
| In addition to the required pre-application meeting with Planning Services, did you have a concept or a pre-application meeting with Development Services?   | <input type="checkbox"/> Yes - State the contact name & meeting date _____<br><input checked="" type="checkbox"/> No - Describe why not (in outreach attachment, see page 3) |   |  |
| Did you contact the City Council District Office, applicable Registered Neighborhood Organization, and adjacent property owners and tenants regarding this application?                                  | <input checked="" type="checkbox"/> Yes - State date below and describe method in outreach attachment, see page 3<br>_____   |   |  |

**REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)**

|   |  |
|---|--|
| <p>General Review Criteria<br/>DZC Sec. 12.4.10.7.A</p> <p>Check box to affirm <b>and</b> include sections in the review criteria narrative attachment</p>  | <p><input checked="" type="checkbox"/> <b>Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans.</b></p> <p>Please provide a review criteria narrative attachment describing <b>how</b> the requested zone district is consistent with the policies and recommendations found in <b>each</b> of the adopted plans below. Each plan should have its own section.</p> <p><b>1. Denver Comprehensive Plan 2040</b></p> <p>In this section of the attachment, describe <b>how</b> the proposed map amendment is consistent with <i>Denver Comprehensive Plan 2040's</i> a) equity goals, b) climate goals, and c) any other applicable goals/strategies.</p> <p><b>2. Blueprint Denver</b></p> <p>In this section of the attachment, describe <b>how</b> the proposed map amendment is consistent with: a) the neighborhood context, b) the future place, c) the growth strategy, d) adjacent street types, e) plan policies and strategies, and f) equity concepts contained in <i>Blueprint Denver</i>.</p> <p><b>3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):</b></p> <p>East Area Plan<br/>_____</p> |
| <p>General Review Criteria<br/>DZC Sec. 12.4.10.7.A.1</p> <p><b>Only check this box if your application is not consistent with 12.4.10.7.A</b></p>  | <p><input type="checkbox"/> <b>Community Need Exception: The City Council may approve an official map amendment that does not comply with subsection 12.4.10.7.A if the proposed official map amendment is necessary to provide for an extraordinary community need that was not anticipated at the time of the adoption of the city's plans.</b></p> <p>Please provide a narrative attachment describing <b>how</b> the requested zone district is <b>necessary</b> to provide for an extraordinary community need that was not anticipated at the time of the adoption of the city's plans.</p>  |
| <p>General Review Criteria:<br/>DZC Sec. 12.4.10.7. B &amp; C</p> <p>Check boxes to the right to affirm <b>and</b> include a section in the review criteria for the public interest narrative attachment and for consistency with the neighborhood context and the stated purpose and intent of the proposed zone district.</p> | <p><input checked="" type="checkbox"/> <b>Public Interest: The proposed official map amendment is in the Public Interest.</b></p> <p>In the review criteria narrative attachment, please provide an additional section describing <b>how</b> the requested rezoning is in the public interest of the city.</p> <p><input checked="" type="checkbox"/> <b>The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.</b></p> <p>In the review criteria narrative attachment, please provide a separate section describing <b>how</b> the rezoning aligns with a) the proposed district neighborhood context description, b) the general purpose statement, and c) the specific intent statement found in the Denver Zoning Code.</p>  |

## REQUIRED ATTACHMENTS

Please check boxes below to affirm the following **required** attachments are submitted with this rezoning application:

- Legal Description of subject property(s).** Submit as a **separate Microsoft Word document**. View guidelines at: <https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html>
- Proof of ownership document** for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed, or (c) Title policy or commitment dated no earlier than 60 days prior to application date. If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.
- Review Criteria Narratives.** See page 2 for details.
- Outreach documentation.** Pre-application outreach is required. The minimum requirement is outreach to the City Council District Office, Registered Neighborhood Organizations, and adjacent neighbors. Please describe all community outreach and engagement to these and any other community members or organizations. The outreach documentation must include the type of outreach, who was contacted or met with, the date of the outreach or engagement, and a description of feedback received, if any. If outreach was via email, the applicant may include a copy of the email. The outreach documentation attachment should be sent as a PDF or Word Doc, separate from other required attachments.

## ADDITIONAL ATTACHMENTS (IF APPLICABLE)

Additional information may be needed and/or required. Please check boxes below identifying additional attachments provided with this application.

- Written narrative explaining reason for the request** (optional)
- Letters of Support.** If surrounding neighbors or community members have provided letters in support of the rezoning request, please include them with the application as an attachment (optional)
- Written Authorization to Represent Property Owner(s)** (if applicable)
- Individual Authorization to Sign on Behalf of a Corporate Entity** (e.g. if the deed of the subject property lists a corporate entity such as an LLC as the owner, this is document is required.) (if applicable)
- Affordable Housing Review Team Acceptance Letter** (if applicable)
- Other Attachments.** Please describe below.

# REZONING GUIDE

Rezoning Application Page 4 of 4

## PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

We, the undersigned represent that we are the owner(s) of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

| Property Owner Name(s)<br>(please type or print legibly) | Property Address<br>City, State, Zip<br>Phone<br>Email                            | Property Owner Interest % of the Area of the Zone Lots to Be Rezoned | Please sign below as an indication of your consent to the above certification statement | Date      | Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved | Has the owner authorized a representative in writing? (YES/NO) |
|--|---|--|---|-----------|---|--|
| <b>EXAMPLE</b><br>John Alan Smith and<br>Josie Q. Smith  | 123 Sesame Street<br>Denver, CO 80202<br>(303) 555-5555 sample@sample.gov         | 100%   | <i>John Alan Smith</i><br><i>Josie Q. Smith</i>   | 01/12/20  | (A)   | YES  |
| Pavel Demchenko and<br>Olga Demchenko                    | 1965 Verbena St<br>Denver, CO 80220<br>(720)394-8922<br>demchenko.pavel@gmail.com | 100%   | <i>Pavel D Demchenko</i>  | 6/11/2025 | Assessor's Record   | YES<br>NO<br>n/a   |
|  |   |  |   |           |   | YES<br>NO  |
|  |   |  |   |           |   | YES<br>NO  |
|  |   |  |   |           |   | YES<br>NO  |

Rezoning Proposal

1965 Verbena St

Denver, CO 80220

Legal Description: SCHERMERHORN & WORRELLS SUB OF MONTCLAIR 01334 B6 L40 TO 42INC

Current Zoning: E-SU-DX

Proposed Zoning: E-SU-B

**Written Narrative**

Dear Members of Zoning Committee,

I am reaching out with a proposal to change the zoning on my current lot. I have owned my property since July of 2017 and have noticed that land in the City of Denver is a scarce commodity. For that reason, I am proposing a change of zoning on my property from E-SU-DX to E-SU-B. My property is an oversized lot with a total of 9370 sq ft. It was originally mapped for three lots (40-42). I would like to change the zoning to E-SU-B which will allow me to subdivide the lots and have two lots. The current zoning minimum requirements are 6,000 sq ft for a single lot. Having a 9370 sq ft lot, I am not able to divide the lot in two. However, the proposed E-SU-B zoning allows for a minimum lot size of 4500 sq ft. Having the zoning changed to E-SU-B, I would be able to achieve my goal of dividing my property into two.

My current house is the third oldest house in the neighborhood, and I do not want to demolish it but would like to keep it in its current state as it was built in 1889. Instead, if the proposed zoning request is approved, I would like to divide the lot into two and build a new house on the second property.

**Review Criteria Narrative**

This rezoning furthers the Public Interest by implementing adopted plans.

This rezoning is consistent with the neighborhood context, general purpose, and specific intent statements found in the Denver Zoning Code.

The proposed zoning adjustment is in line with the Denver Comprehensive Plan 2040:

Strong and Authentic Neighborhoods Goal 1, Strategy D – Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities (p. 34). Having more homes will increase and attract new businesses and the establishment of new amenities to the area, as has been witnessed with the creation of multiple businesses on the corner of Montview Blvd and Central Park Blvd. This will increase housing diversity as per East Area Plan.

Environmentally Resilient Goal 8, Strategy A- Promote infill development where infrastructure and services are already in place (p.54). - Allowing for an additional home to be built on the subdivided lot area promotes Strategy A as there are already bus stops, a light rail station, public roads, and public utilities all developed in the area.

Environmentally Resilient Goal 8, Strategy B- Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54). This promotes strategy B as there are shopping stores (Central Park/Stanley Marketplace), schools, restaurants/cafes, and parks all nearby.

The proposed change in zoning is also in line with Blueprint Denver. Finally, with the proposal I will be adding an additional single unit dwelling which is a goal of Future Growth Strategy. This will help achieve the 20% growth which is mentioned in Blueprint Denver. Being in an urban edge zone, there is a mix of urban and suburban housing. Access to the property will remain through both, the alley and Verbena St. The adjusted zoning will be in character with the rest of the block as most properties on the street range from 4600 sq to about 6000 sq ft. With this proposal, a 4500 sq ft lot is a very comfortable lot size and will not change the dynamics of the neighborhood. 1930 Verbena St and 1920 Verbena St are two properties on the same block, and both have lots just above 4500 sq ft. 1915 Wabash Street is just east of Verbena St and shares the same alley and has a lot size of 4380 sq ft. Based on the research that I did, East Colfax Neighborhood has a total of 145 properties with lots which are sized 800 sq ft to 4600 sq ft.

As mentioned earlier, land is a scarce resource in Denver, and I would like to be part of the solution.

I wanted to thank everyone for their time and consideration.

Should you need any additional information from me, please reach out to me by phone at (720)-394-8922 or via email at [Demchenko.pavel@gmail.com](mailto:Demchenko.pavel@gmail.com)

Sincerely,

Pavel Demchenko

**Outreach Documentation**

I did not have a meeting with development services because the project is very straight forward. I am planning to add a similar single family residential home and will have enough space to meet zoning regulations. The proposed project will not stand out from the rest of the neighborhood.

I have attached the letters of support from my neighbors and from East Colfax Neighborhood Association.

Neighborhood outreach has been done over last few months. I walked around and discussed my proposal with the neighbors and verbally notified them of my plans to subdivide my lot and build an additional home. Neighbors were supportive and were happy to provide their contact information. My neighbors at 1990 Verbena St also stated that they are interested in eventually changing zoning on their property and building an additional home.

I have also reached out to East Colfax Neighborhood Association. I attended several meetings and was given an opportunity to present my proposal and got a unanimous vote on giving me the letter of support. At the meeting, all of the members of the board were present along with the president of the association, John McKinney. This presentation was given January 21<sup>st</sup> of 2025.

I have also met with Jesse Carey who is the Senior Council Aide – Policy & Legislative Services to Shontel Lewis, my City councilwoman. Our meeting took place on February 6<sup>th</sup>. We discussed my rezoning proposal in depth.

Below are my neighbors who I spoke to verbally proposing my idea to them and who were supportive of my proposal.

| Name                              | Address            | Phone Number  |
|-----------------------------------|--------------------|---------------|
| Warren Jones                      | 8314 Montview Blvd | (303)358-5742 |
| Maggie Lederman<br>Eddie Lederman | 1956 Verbena St    | (303)437-5561 |
| Betsy Matkovich                   | 1961 Verbena St    | (718)548-8884 |
| Ignacio Laureano                  | 1970 Verbena St    | (720)965-0611 |

|                                       |                 |               |
|---------------------------------------|-----------------|---------------|
| Jake Rule                             | 1960 Verbena St | (314)420-1741 |
| Montell Fleming                       | 1995 Wabash St  | (303)995-3325 |
| Karen Luevano                         | 1936 Wabash St  | (720)270-9340 |
| Gabriel Powell                        | 1915 Wabash St  | (786)266-0690 |
| Madison Rouviere<br>Michael Rouviere  | 1905 Wabash St  | (719)522-3674 |
| Beatrice Westhoff<br>Matthew Westhoff | 1922 Wabash St  | (303)596-3843 |
| Ethan Michael                         | 1948 Wabash St  | (203)940-0291 |
| Lauren Silver                         | 1956 Wabash St  | (702)325-1214 |
| Raul Garza<br>Tommy Garza             | 1983 Wabash St  | 303-565-6493  |
| Aimee Aron-Reno                       | 1986 Wabash St  | 303-520-7498  |
| Lee Henry                             | 1990 Wabash St  |               |
| Jose Bullon<br>Liliana Delfin         | 1990 Verbena St | 720-308-8511  |

|                               |                           |              |
|-------------------------------|---------------------------|--------------|
| Antonia Ramos<br>Leonor Perez | 1910 Verbena St           | 720-371-5971 |
| Austin Workman                | 1900 Verbena St           | 254-733-5940 |
| Matt Thornstinson             | 8301 19 <sup>th</sup> Ave | 319-899-0440 |
| Preston                       | 1912 Valentia St          | 720-503-3319 |
| Timothy Farad                 | 1940 Valentia St          | 720-621-0327 |
| April Montenez                | 1928 Valentia St          | 720-429-4969 |
| William Edmunds               | 1965 Valentia St          | 720-244-7337 |
| Marco Murray                  | 1915 Valentia St          | 720-288-2866 |
| Colleen Matsura               | 1905 Valentia St          | 303-842-8877 |
| Jose Contreras                | 8315 19 <sup>th</sup> Ave | 720-280-8935 |
| Jamie Thorson                 | 1919 Verbena St           | 970-690-3646 |
| Cory Montreuil                | 1923 Verbena St           | 860-942-7450 |

|                                   |                 |              |
|-----------------------------------|-----------------|--------------|
| Nathan Riley                      | 1939 Verbena St | 505-670-7028 |
| Alexis Cordova                    | 1793 Verbena St | 970-822-6452 |
| Jackie Zickefoose                 | 1777 Verbena St | 480-648-7135 |
| Raymond Cromartie                 | 1737 Verbena St | 724-513-5669 |
| Bob Thornley                      | 1729 Verbena St |              |
| Laura Brunnet-Tubbs<br>Rick Tubbs | 1700 Verbena St | 315-761-6697 |
| Steven Breiland                   | 1710 Verbena St | 303-656-9770 |
| Ernesto Baray                     | 1730 Verbena St |              |
| Mercurio Rivera                   | 1738 Verbena St |              |
| Stevie Trujillo                   | 1750 Verbena St | 720-250-6902 |
| Vince Koch<br>Maggie Wohltjen     | 1770 Verbena St | 972-999-5782 |
| Jorge Tarin                       | 1981 Verbena St |              |

|           |                 |  |
|-----------|-----------------|--|
| Amy Paris | 1786 Verbena St |  |
|-----------|-----------------|--|

March 6, 2025

Attn: Denver Zoning Review

## **Re: Support for Rezoning of 1965 Verbena St**

Dear Board Members,

We are writing on behalf of the East Colfax Neighborhood Association, a registered Denver RNO to express our support for the rezone application submitted by Pavel Demchenko for the property located at 1965 Verbena St, Denver, CO 80220 rezoning from E-SU-Dx to U-SU-B.

### **About Our RNO: East Colfax Neighborhood Association (ECNA)**

ECNA is engaged in a long-term, community-based creation of a localized neighborhood plan that gives voice to and protects the people who live and work here now and has as its guiding principle anti-displacement, such plan being process-oriented and taking shape over time.

### **History of Engagement**

We believe that Pavel has made reasonable efforts to address community concerns and integrate feedback into the design and planning process throughout our engagement. • Pavel has ensured that his plan is consistent with the East Colfax Neighborhood. • Pavel's plan is consistent with the neighborhood vision of ECNA, and our goal to provide quality affordable housing for residents.

### **Why ECNA Supports This Proposed Rezoning**

We analyzed the implications of the proposed rezoning on affordability, accessibility, and neighborhood character and its alignment with our values and vision<sup>1</sup>.

- Smaller lots are a more financially attainable housing option: Between 2000 and 2022 wages in Denver have risen 110% while the cost of housing has risen 220%<sup>2</sup>. This means housing is less affordable for everyone.
- Developing in neighborhoods that put people first: The East Colfax Neighborhood area is a semi-urban neighborhood with a cornucopia of amenities for its residents: it is near Downtown Denver (major employment hub); daily errands can be completed within a short walk without the use of a car; and our 3 public parks are great for adults, children, and pets alike. Providing more housing enables more families to enjoy the benefits of this neighborhood.

### **Conclusion**

<sup>2</sup> Denver Council Bill no. 24-0972, page 8. [https://www.denvergov.org/files/assets/public/v/2/mayor/documents/mayor-council/24-0972\\_filed-bill\\_affordable-housing-sales-and-use-tax-referral.pdf](https://www.denvergov.org/files/assets/public/v/2/mayor/documents/mayor-council/24-0972_filed-bill_affordable-housing-sales-and-use-tax-referral.pdf)

After a thorough review of Pavel's proposal at our January Public Meeting, a vote including 7 (seven) Board members and multiple residents for support of this zoning change was held. The support was approved. The vote was unanimous with no dissenting votes.

Thank you for your attention to this matter. Should you require any further information or clarification, please do not hesitate to reach out.

Sincerely,  
John McKinney  
President, East Colfax Neighborhood Association

Email: [eastcolfaxneighborhood@gmail.com](mailto:eastcolfaxneighborhood@gmail.com)  
Website: [eastcolfaxneighborhood.org](http://eastcolfaxneighborhood.org)

# 1965 N VERBENA ST

|                          |   |
|--------------------------|---|
| <b>Owner</b>             | DEMCHENKO,PAVEL<br>DEMCHENKO,OLGA<br>1965 VERBENA ST<br>DENVER, CO 80220-2138 |
| <b>Schedule Number</b>   | 01334-06-020-000  |
| <b>Legal Description</b> | SCHERMERHORN & WORRELLS SUB OF MONTCLAIR 01334 B6 L40<br>TO 42INC             |
| <b>Property Type</b>     | SFR Grade C   |
| <b>Tax District</b>      | DENVER  |

## Chain Of Title Records

|                         |                                |
|-------------------------|--------------------------------|
| <b>Reception Number</b> | 2017099513                     |
| <b>Reception Date</b>   | 7/31/2017                      |
| <b>Instrument</b>       | WD                             |
| <b>Sale Date</b>        | 7/20/2017                      |
| <b>Sale Price</b>       | \$245,000                      |
| <b>Grantor</b>          | VAN VALEN,MICHAEL A & MARGARET |
| <b>Grantee</b>          | DEMCHENKO,PAVEL                |
| <b>Reception Number</b> | 2012142850                     |
| <b>Reception Date</b>   | 10/18/2012                     |
| <b>Instrument</b>       | WD                             |
| <b>Sale Date</b>        | 10/17/2012                     |

|                         |                                |
|-------------------------|--------------------------------|
| <b>Sale Price</b>       | \$75,101                       |
| <b>Grantor</b>          | SECRETARY OF HOUSING & URBAN   |
| <b>Grantee</b>          | VAN VALEN,MICHAEL A & MARGARET |
| <b>Reception Number</b> | 2012050454                     |
| <b>Reception Date</b>   | 4/16/2012                      |
| <b>Instrument</b>       | PT                             |
| <b>Sale Date</b>        | 4/16/2012                      |
| <b>Sale Price</b>       | \$0                            |
| <b>Grantor</b>          | QUEZADA,ROMAN H                |
| <b>Grantee</b>          | SUNTRUST MORTGAGE INC          |
| <b>Reception Number</b> | 2012084789                     |
| <b>Reception Date</b>   | 6/28/2012                      |
| <b>Instrument</b>       | WD                             |
| <b>Sale Date</b>        | 4/9/2012                       |
| <b>Sale Price</b>       | \$0                            |
| <b>Grantor</b>          | SUNTRUST MORTGAGE INC          |
| <b>Grantee</b>          | SECRETARY OF HOUSING & URBANDE |
| <b>Reception Number</b> | 0000182363                     |
| <b>Reception Date</b>   | 10/26/2001                     |
| <b>Instrument</b>       | WD                             |
| <b>Sale Date</b>        | 10/23/2001                     |

|                         |                      |
|-------------------------|----------------------|
| <b>Sale Price</b>       | \$155,000            |
| <b>Grantor</b>          | JONES,W GARRETT      |
| <b>Grantee</b>          | QUEZADA,ROMAN H      |
| <b>Reception Number</b> | 0000135376           |
| <b>Reception Date</b>   | 8/14/2001            |
| <b>Instrument</b>       | WD                   |
| <b>Sale Date</b>        | 8/1/2001             |
| <b>Sale Price</b>       | \$147,500            |
| <b>Grantor</b>          | RIDGEMOOR REALTY INC |
| <b>Grantee</b>          | JONES,W GARRETT      |
| <b>Reception Number</b> | 0000109353           |
| <b>Reception Date</b>   | 7/3/2001             |
| <b>Instrument</b>       | WD                   |
| <b>Sale Date</b>        | 6/27/2001            |
| <b>Sale Price</b>       | \$133,000            |
| <b>Grantor</b>          | NARRON,TINA          |
| <b>Grantee</b>          | RIDGEMOOR REALTY INC |
| <b>Reception Number</b> | 0000130960           |
| <b>Reception Date</b>   | 7/28/1999            |
| <b>Instrument</b>       | WD                   |
| <b>Sale Date</b>        | 7/21/1999            |

|                   |          |
|-------------------|----------|
| <b>Sale Price</b> | \$92,500 |
|-------------------|----------|

|                |                     |
|----------------|---------------------|
| <b>Grantor</b> | YELVERTON,CRYSTAL S |
|----------------|---------------------|

|                |             |
|----------------|-------------|
| <b>Grantee</b> | NARRON,TINA |
|----------------|-------------|

|                         |            |
|-------------------------|------------|
| <b>Reception Number</b> | 0000037760 |
|-------------------------|------------|

|                       |           |
|-----------------------|-----------|
| <b>Reception Date</b> | 3/26/1997 |
|-----------------------|-----------|

|                   |    |
|-------------------|----|
| <b>Instrument</b> | WD |
|-------------------|----|

|                  |           |
|------------------|-----------|
| <b>Sale Date</b> | 3/21/1997 |
|------------------|-----------|

|                   |          |
|-------------------|----------|
| <b>Sale Price</b> | \$77,500 |
|-------------------|----------|

|                |                                |
|----------------|--------------------------------|
| <b>Grantor</b> | CEDAR VENTURES INVESTMENTS LLC |
|----------------|--------------------------------|

|                |                     |
|----------------|---------------------|
| <b>Grantee</b> | YELVERTON,CRYSTAL S |
|----------------|---------------------|

|                         |            |
|-------------------------|------------|
| <b>Reception Number</b> | 0000003709 |
|-------------------------|------------|

|                       |           |
|-----------------------|-----------|
| <b>Reception Date</b> | 1/10/1997 |
|-----------------------|-----------|

|                   |    |
|-------------------|----|
| <b>Instrument</b> | WD |
|-------------------|----|

|                  |            |
|------------------|------------|
| <b>Sale Date</b> | 12/24/1996 |
|------------------|------------|

|                   |          |
|-------------------|----------|
| <b>Sale Price</b> | \$49,000 |
|-------------------|----------|

|                |                |
|----------------|----------------|
| <b>Grantor</b> | FISHER,EDWIN E |
|----------------|----------------|

|                |                                |
|----------------|--------------------------------|
| <b>Grantee</b> | CEDAR VENTURES INVESTMENTS LLC |
|----------------|--------------------------------|

|                         |            |
|-------------------------|------------|
| <b>Reception Number</b> | 0000060835 |
|-------------------------|------------|

|                       |          |
|-----------------------|----------|
| <b>Reception Date</b> | 5/8/1996 |
|-----------------------|----------|

|                   |    |
|-------------------|----|
| <b>Instrument</b> | PR |
|-------------------|----|

|                  |           |
|------------------|-----------|
| <b>Sale Date</b> | 4/30/1996 |
|------------------|-----------|

|                   |                |
|-------------------|----------------|
| <b>Sale Price</b> | \$0            |
| <b>Grantor</b>    | NEELY,LOIS Y   |
| <b>Grantee</b>    | FISHER,EDWIN E |
|                   |                |

**WARRANTY DEED**

**THIS DEED** is dated 20th day of July, 2017, and is made between **MICHAEL A. VAN VALEN** and **MARGARET R. VAN VALEN** (whether one, or more than one), the "Grantor", of the County of **DENVER** and State of **Colorado**, and **PAVEL DEMCHENKO** and **OLGA DEMCHENKO** (whether one, or more than one), the "Grantee," whose legal address is **1965 VERBENA STREET, DENVER, Colorado 80220** of the County of **DENVER**, State of **Colorado**.

**WITNESS**, that the Grantor, for and in consideration of the sum of **TWO HUNDRED FORTY-FIVE THOUSAND AND NO/100 Dollars (\$245,000.00)**, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the City and County of **DENVER** and State of **Colorado**, described as follows:

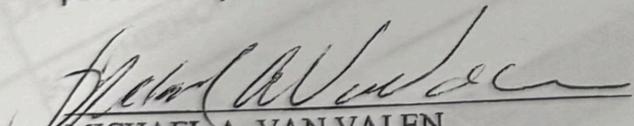
LOTS 40, 41 AND 42, BLOCK 6,  
SCHERMERHORN AND WORRELL'S SUBDIVISION OF MONTCLAIR,  
CITY AND COUNTY OF DENVER,  
STATE OF COLORADO.

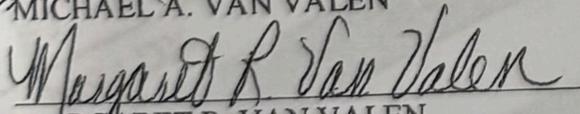
also known by street address as: **1965 VERBENA STREET, DENVER, CO 80220**  
and assessor's schedule or parcel no.: **0133406020000**

**TOGETHER** with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

**TO HAVE AND TO HOLD** the said premises above bargained and described, with the appurtenances, unto the Grantees and the Grantees' heirs and assigns forever. The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantees, and the Grantees' heirs and assigns: that at the time of the ~~ensealing and delivery of these presents~~, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law and in fee simple; and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except and subject to:  none; or  the following matters:

And the Grantor shall and will **WARRANT THE TITLE AND DEFEND** the above described premises, *but not any adjoining vacated street or alley*, if any, in the quiet and peaceable possession of the Grantees and the heirs and assigns of the Grantees, against all and every person or persons claiming the whole or any part thereof.

  
MICHAEL A. VAN VALEN

  
MARGARET R. VAN VALEN

THERESA A HINCH  
Notary Public -- State of Colorado  
Notary ID 20004027313  
My Commission Expires Jul 17, 2021

STATE OF: Colorado }  
} ss.

COUNTY OF: Arapahoe }

The foregoing instrument was acknowledged before me on this 20th day of July, 2017 By: MICHAEL A. VAN VALEN and MARGARET R. VAN VALEN.

  
Notary Public  
My commission expires: July 17 2021