



DENVER
THE MILE HIGH CITY

Community Planning and Development
Planning Services
Plan Implementation

Caryn Wenzara, AICP Senior City Planner
Caryn.wenzara@denvergov.org

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Denver, CO 80202
p: 720-865-2940
f: 720-865-3056
www.denvergov.org/planning

TO: Denver City Council
FROM: Libbie Adams, Associate City Planner
DATE: November 2, 2021
SUBJECT: Petition of Protest - Council Bill #1030, Series 2021

OVERVIEW OF STAFF REVIEW PROCESS TO IMPLEMENT REVIEW CONSISTENT WITH DIVISION 12.4.10.11 OF THE CODE.

- Step 1: Create 200-foot buffer map - Created by CPD and attached
 - The 200-foot buffer includes 23 properties.
- Step 2: Confirm that all addresses signed are in the buffer
- Step 3: Confirm that all signatures are valid and accurately represent ownership
 - The petitioners submitted 25 signatures.
- Step 4: Calculate valid signatures to assess percentage
 - All 25 signatures were considered valid and represent of 16 properties.

CALCULATION RESULTS

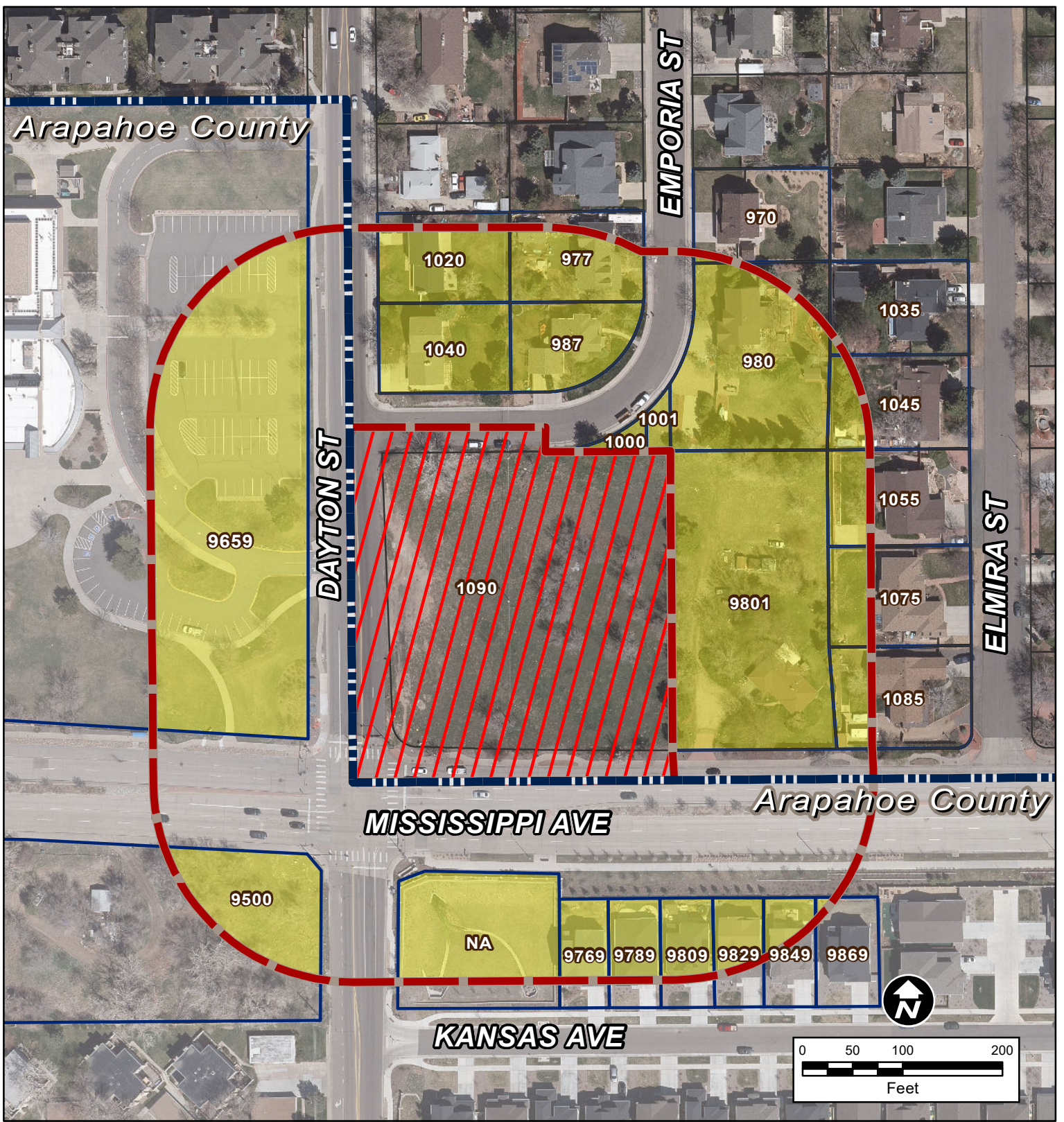
LAND AREA OF VALID SIGNATURES

0% 0 SF	within the subject area
31% 71,077 SF	within 200 feet of the subject area


RESULTS OF CALCULATION (CHECK AND HIGHLIGHT APPLICABLE BOX)


X	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.
	In view of the less than twenty (20) percent protest, this petition does not constitute a legal protest.







Protest Petition Area Map - Amendment #21i-00045

 Proposed Map Amendment Area

 County Boundary

 200' distance from perimeter of proposed map amendment

 Full or Partial Parcels Within 200' of Proposed Amendment

Signatures of the owners of 20 percent or more of the total land area from the perimeter of the area proposed for change to a distance of 200 feet outside is required.

Total area of 200' distance from the perimeter of the amendment = 393,028 Sq Ft

20% = 78,605 Sq Ft Needed

October 27, 2021

Denver City Council
1437 Bannock Street, Room 451
Denver, CO 80202

RE: City and County of Denver
Petition of Protest – Rezoning
1090 S Dayton St
Zoning Change: S-SU-1 to OS-B
Case Number: 2021I-00045

Ladies & Gentlemen:

Enclosed is the referenced protest petition with the proof of authorization to sign and other supporting documents described below and two Affidavits of Circulator (one for circulator Toni Lei Miller and one for circulator Linda M. Rea).

Please note the following with regard certain of the property owners who signed this protest petition:

Own #2: Address of Property: 987 S Emporia St

The Assessor's records set out in the property owner list we were provided show the owner name as "Sean & Trista N. Smiddy"; however, Sean Smiddy's wife, Trista N. Smiddy, passed away last year. A copy of her Certificate of Death is enclosed.

Own #s 3-a & 3-b: Address of Property: 977 S Emporia St

The Assessor's records set out in the property owner list we were provided show the owner name as the "Loyd & Corre Short Revocable Living Trust"; but, this is not the complete name of the trust. The full name of the trust which owns this property is the "The Loyd and Corre Short Revocable Living Trust, dated June 30, 2020". See enclosed copy of the Quit Claim Deed.

Also see enclosed copy of the Certificate and Affidavit of Trust and Statement of Authority of Loyd J. Short and Corre D. Short to sign this protest petition as Co-Trustees.

Own #s 11-a & 11-b: Address of Property: 1055 S Elmira St

The Assessor's records set out in the property owner list we were provided show the owner name as the "Dan & Daniel Brown Trust"; but, this is a typographical error. The correct name of the trust which owns this property is the "Dan and Danielle Brown Trust". See enclosed copy of the Warranty Deed.

Also see enclosed copy of the Statement of Authority of Dan G. Brown and Danielle L. Brown to sign this protest petition as Trustees.

Own #14:

Address of Property: 9809 E Kansas Ave

The owner of this property, Gebrekirstos Gebremeskel Gebrekirstos, advised and noted on the protest petition that the owner address shown in the Assessor's records set out in the property owner list we were provided (1246 S Chester Ct) is his former address and his current address is 9809 E. Kansas Ave.

Thank you for allowing these 23 neighboring property owners to formally express their opposition to the subject rezoning application.

Respectfully,



Toni Lei Miller
980 S Emporia St
Denver, CO 80247



Linda Rea
940 S Emporia St
Denver, CO 80247

AFFIDAVIT OF CIRCULATOR

I, Toni Lei Miller, swear that I reside at: 980 S. Emporia Street
 *Circulator - PRINTED NAME * Street name and number of RESIDENCE

Denver Denver CO 80247
 *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] 10/27/2021
 Signature of Circulator *Date of Signing

*(SEAL) *STATE OF COLORADO, COUNTY OF Denver
 *Subscribed and sworn to before me this 27 day of October, 2021

[Signature] (Notary public) *Signature (and Title) of Official Administering Oath

*Required field for petition section acceptance *My Commission Expires: 10/20/2025

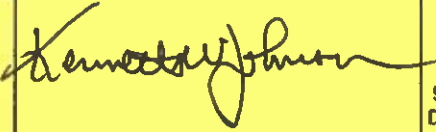
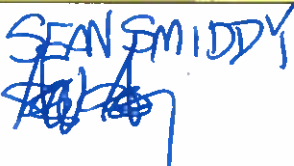
DESIREE DANIELS
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20094033944
 MY COMMISSION EXPIRES OCTOBER 20, 2025

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
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

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. 1030, Series of 2021, which Council Bill would change from S-SU-1 to OS-B the zoning classification of the following address(s): 1090 S Dayton St (Include legal description of the subject property as a separate 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	970 S Emporia St, Denver, CO 80247; RANGE VIEW 4TH FLG PT TR-37 BEG 453.54FT E & 188.56FT N OF SW COR TR-39 W 137.50FT N 94.28FT E 137.50FT S 94.28FT TO POB		 Kenneth W. Johnson	970 S Emporia St Denver, CO 80247	10/14/21
	977 S Emporia St, Denver, CO 80247; RANGE VIEW 4TH FLG PT TR-39 BEG SW COR TR-39 N 60FT E 133.33FT N 90FT TPOB N 90FT E 133.10FT S 79.94 FT CV/R 10.08 FT W 132.45FT TO TPOB		Lloyd J. Short, CO-Trustee of The Lloyd J. Short Revocable Living Trust	977 S Emporia St Denver, CO 80247	
	977 S Emporia St, Denver, CO 80247; RANGE VIEW 4TH FLG PT TR-39 BEG SW COR TR-39 N 60FT E 133.33FT N 90FT TPOB N 90FT E 133.10FT S 79.94 FT CV/R 10.08 FT W 132.45FT TO TPOB			977 S Emporia St Denver, CO 80247	
2	987 S Emporia St, Denver, CO 80247; RANGE VIEW 4TH FLG PT TR-39 BEG SW COR TR-39 N 60FT E 133.33 FT TPOB E 32.75FT CV/L 147.06FT W 132.45FT S 90FT TO TPOB		 SEAN SMIDDY	987 S Emporia St Denver, CO 80247	10/27/21

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. 1030, Series of 2021, which Council Bill would change from S-SU-I to OS-B the zoning classification of the following address(s): 1090 S Dayton St (Include legal description of the subject property as a separate 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
3-a	977 S Emporia St, Denver, CO 80247; RANGE VIEW 4TH FLG PT TR-39 BEG SW COR TR-39 N 60FT E 133.33FT N 90FT TPOB N 90FT E 133.10FT S 79.94 FT CV/R 10.08 FT W 132.45FT TO TPOB	✓	 Corred Short, CO-Trustee of the Loyd and Corred Short Revocable Living Trust dated June 30, 2020	977 S Emporia St Denver, CO 80247	10/22/21
3-b	977 S Emporia St, Denver, CO 80247; RANGE VIEW 4TH FLG PT TR-39 BEG SW COR TR-39 N 60FT E 133.33FT N 90FT TPOB N 90FT E 133.10FT S 79.94 FT CV/R 10.08 FT W 132.45FT TO TPOB	✓	 Loyd J. Short, CO- Trustee of The Loyd and Corred Short Revocable Living Trust dated June 30, 2020	977 S Emporia St Denver, CO 80247	10/22/21



2020148550

Page: 1 of 1

09/14/2020 01:00 PM
City & County of Denver
Electronically Recorded

R \$13.00

AFF

D \$0.00

CERTIFICATE AND AFFIDAVIT OF TRUST
(Section 11-105-111, C.R.S.)
AND STATEMENT OF AUTHORITY
(Sections 38-30-108.5 and 38-30-172, C.R.S.)

Loyd J. Short and Corre D. Short of the County of Denver, State of Colorado, being first duly sworn upon oath, depose and say that the following are the names and addresses of the presently qualified and acting Trustees under an inter vivos trust created and revocable by Settlers Loyd J. Short and Corre D. Short known as The Loyd and Corre Short Revocable Living Trust dated June 30, 2020, to wit:

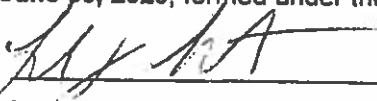
Loyd J. Short, Co-Trustee
977 S. Emporia St.
Denver, CO 80247
(303) 916-5950

Corre D. Short, Co-Trustee
977 S. Emporia St.
Denver, CO 80247
(303) 995-7972

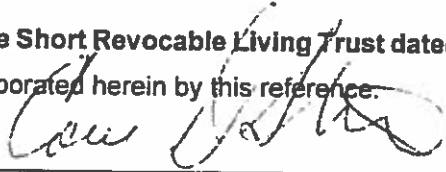
The nominated Successor Trustee is Scott C. Wilson.

The current Trustees may convey, encumber, lease, or otherwise deal with the trust property pursuant to the terms of the Trust and the powers granted to the Trustee under the Colorado Fiduciaries' Powers Act. The Trust is currently in full force and effect. This Trust Affidavit and Statement of Authority is made pursuant to C.R.S. Sections 11-105-111, 38-30-108.5 and 38-30-172.

This Statement of Authority relates to The Loyd and Corre Short Revocable Living Trust dated June 30, 2020, formed under the laws of Colorado, incorporated herein by this reference.



Loyd J. Short



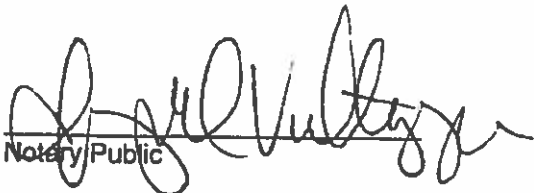
Corre D. Short

STATE OF COLORADO)
) ss.
COUNTY OF ARAPAHOE)

The foregoing instrument was acknowledged before me this 11th day of September, 2020, by Loyd J. Short and Corre D. Short.

Witness my hand and official seal.

My commission expires: 10/15/2023



Notary Public

JENNY M. VULTAGGIO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154040751
MY COMMISSION EXPIRES OCTOBER 15, 2023



09/14/2020 01:00 PM
City & County of Denver
Electronically Recorded

R \$13.00

QCD

D \$0.00

QUIT CLAIM DEED

THIS DEED, Made this 11 day of September, 2020, between Loyd J. Short and Corre D. Short, of the County of Denver, State of Colorado, Grantors, and The Loyd and Corre Short Revocable Living Trust, dated June 30, 2020, whose legal address is 977 S. Emporia St., Denver, CO 80247, of the County of Denver, State of Colorado, Grantee.

WITNESSETH, that the Grantors, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have remised, released, sold, conveyed and QUIT CLAIMED, and by these presents do remise, release, sell, convey and QUIT CLAIM unto the Grantee, its heirs, successors and assigns forever, all the right, title, interest, claim and demand which the Grantors have in and to the real property, together with improvements, if any, situate, lying and being in the County of Denver, and State of Colorado, described as follows:

Part of Tract 39, Range View Fourth Filing, City and County of Denver, State of Colorado, more particularly described as follows:

Commencing at the Southwest corner of Tract 39 of said Range View Fourth Filing; thence N00°07'45" W along the West line of South Dayton Street, a distance of 60.00 feet; thence N90°00'00" E, a distance of 133.33 feet, thence N 00°07'45" W, a distance of 90.00 feet to the Point of Beginning, thence continuing N 00°07'45" W, a distance of 90.00 feet, thence N 90°00'00" E, a distance of 133.10 feet to a point on the West line of South Emporia Street, thence S. 00°02'00" E, along said West line, a distance of 79.94 feet to a point of curve, thence continuing along said West line and along a curve to the right having a central angle of 05°46'21", a radius of 100.00 feet and an arc length of 10.08 feet, thence N 90°00'00" W, a distance of 132.45 feet to the Point of Beginning, City and County of Denver, State of Colorado,

also known and numbered as: 977 S. Emporia St., Denver, CO 80247

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the Grantors, either in law or equity, to the only proper use, benefit and behoof of the Grantee, its heirs and assigns forever.

IN WITNESS WHEREOF, the Grantors have executed this deed on the date set forth above.

Loyd J. Short

Corre D. Short

STATE OF COLORADO)
)
COUNTY OF Denver)

The above and foregoing QUIT CLAIM DEED was acknowledged before me this 11th day of September, 2020, by Loyd J. Short and Corre D. Short.

WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires: 10/15/2023

Notary Public

JENNY M. VULTAGGIO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164040751
MY COMMISSION EXPIRES OCTOBER 15, 2023

CERTIFICATE AND AFFIDAVIT OF TRUST
 (Section 11-105-111, C.R.S.)
AND STATEMENT OF AUTHORITY
 (Sections 38-30-108.5 and 38-30-172, C.R.S.)

Loyd J. Short and Corre D. Short of the County of Denver, State of Colorado, being first duly sworn upon oath, depose and say that the following are the names and addresses of the presently qualified and acting Trustees under an inter vivos trust created and revocable by Settlers **Loyd J. Short and Corre D. Short** known as **The Loyd and Corre Short Revocable Living Trust** dated **June 30, 2020**, to wit:

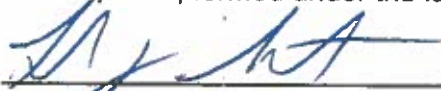
Loyd J. Short, Co-Trustee
 977 S. Emporia St.
 Denver, CO 80247
 (303) 916-5950

Corre D. Short, Co-Trustee
 977 S. Emporia St.
 Denver, CO 80247
 (303) 995-7972

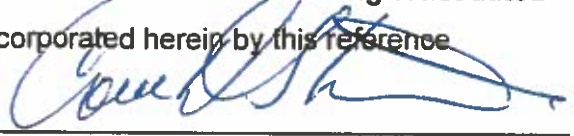
The nominated **Successor Trustee** is **Scott C. Wilson**.

The current Trustees may convey, encumber, lease, or otherwise deal with the trust property pursuant to the terms of the Trust and the powers granted to the Trustee under the Colorado Fiduciaries' Powers Act. The Trust is currently in full force and effect. This Trust Affidavit and Statement of Authority is made pursuant to C.R.S. Sections 11-105-111, 38-30-108.5 and 38-30-172.

This Statement of Authority relates to **The Loyd and Corre Short-Revocable Living Trust** dated **June 30, 2020**, formed under the laws of Colorado, incorporated herein by this reference



 Loyd J. Short



 Corre D. Short

STATE OF COLORADO)
) ss.
 COUNTY OF ARAPAHOE)

The foregoing instrument was acknowledged before me this 17th day of September, 2020, by Loyd J. Short and Corre D. Short.

Witness my hand and official seal.

My commission expires: 10/15/2023



 Notary Public



AFFIDAVIT OF CIRCULATOR

I, LINDA M. REA, swear that I reside at: 940 S. EMPORIA ST.
 *Circulator - PRINTED NAME * Street name and number of RESIDENCE

DENVER, DENVER, CO 80247
 *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.

Linda M Rea 10/27/21
 *Signature of Circulator *Date of Signing

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

*Subscribed and sworn to before me this 27th day of October, 2021

Desiree Daniels / Notary Public *Signature (and Title) of Official Administering Oath

*Required field for petition section acceptance *My Commission Expires: 10/20/2025

DESIREE DANIELS
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20094033944
 MY COMMISSION EXPIRES OCTOBER 20, 2025

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
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

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. 1030, Series of 2021, which Council Bill would change from S-SU-1 to OS-B the zoning classification of the following addresse(s): 1090 S Dayton St (Include legal description of the subject property as a separate 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
5	1020 S Dayton St, Denver, CO 80247; RANGE VIEW 4TH FLG S 90FT OF N 180FT OF W 133.33FT OF TR-39		<i>Karen Griffie Henderson</i> Karen Griffie Henderson	1020 S Dayton St Denver, CO 80247	10/19/21
6	1040 S Dayton St, Denver, CO 80247; RANGE VIEW 4TH FLG W 133.33FT OF TR-39 EXC NLY 180FT & EXC SLY 60FT		<i>Audrey Gleason</i> Audrey Gleason	1040 S Dayton St Denver, CO 80247	26 Oct 21
7-a	980 S Emporia St, Denver CO 80247; RANGE VIEW 4TH FLG TR-37 BEG 453.54FT E OF SW COR TR-39 TH N 0DEG02MIN W 188.56FT W 137.5FT S 0DEG02MIN E 38.48FT CV/R 87.84FT S 0DEG02MIN E 67.16FT E 162.49FT TO POB		<i>Paul Eugene Miller</i> Paul Eugene Miller	980 S Emporia St Denver, CO 80247	10/13/21
7-b	980 S Emporia St, Denver CO 80247; RANGE VIEW 4TH FLG TR-37 BEG 453.54FT E OF SW COR TR-39 TH N 0DEG02MIN W 188.56FT W 137.5FT S 0DEG02MIN E 38.48FT CV/R 87.84FT S 0DEG02MIN E 67.16FT E 162.49FT TO POB		<i>Toni Lei Miller</i> Toni Lei Miller	980 S Emporia St Denver, CO 80247	10/13/2021

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. 1030, Series of 2021, which Council Bill would change from S-SU-1 to OS-B the zoning classification of the following address(es): 1090 S Dayton St (Include legal description of the subject property as a separate 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
	1035 S Elmira St, Denver, CO 80247; RANGE VIEW 4TH FLG N 94.286FT OF S 188.572FT OF E 137.5FT OF TR-37			1035 S Elmira St Denver, CO 80247	
8	1045 S Elmira St, Denver, CO 80247; RANGE VIEW 4TH FLG S 94.286FT OF E 137.5FT OF TR-37		<i>John P. Harris II</i> JOHN P. HARRIS II	1045 S Elmira St Denver, CO 80247	10-14-21
9-a	1075 S Elmira St, Denver, CO 80247; RANGE VIEW 2ND FLG S 100FT OF N 200FT OF E 137.50FT OF TR-25		<i>Damon C. Rems</i> DAMONIC C. REMS	1075 S Elmira St Denver, CO 80247	10/12/21
9-b	1075 S Elmira St, Denver, CO 80247; RANGE VIEW 2ND FLG S 100FT OF N 200FT OF E 137.50FT OF TR 25		<i>Mark P. Rems</i> Mark P. Rems	1075 S Elmira St Denver CO 80247	10-24-2021
10-a	1085 S Elmira St, Denver, CO 80247; RANGE VIEW 2ND FLG S 100FT OF E 137.50FT OF TR-25		<i>David P. Andre</i> DAVID P. ANDRE	1085 S Elmira St Denver, CO 80247	10-14-21
10-b	1085 S Elmira St, Denver, CO 80247; RANGE VIEW 2ND FLG S 100FT OF E 137.50FT OF TR-25		<i>Carla J. Andre</i> CARLA J ANDRE	1085 S Elmira St Denver, CO 80247	10-14-21

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. 1030, Series of 2021, which Council Bill would change from S-SU-1 to OS-B the zoning classification of the following address(s): 1090 S Dayton St (Include legal description of the subject property as a separate attachment)

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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
11a	1055 S Elmira St, Denver, CO 80247; RANGE VIEW 2ND FLG N 100FT OF E 137.50FT OF TR-25	✓	DAN G. BROWN Dan D. Brown Dan and Danielle Brown Trust	1055 S Elmira St Denver, CO 80247	10/14/2021
11b	1055 S Elmira St, Denver, CO 80247; RANGE VIEW 2ND FLG N 100FT OF E 137.50FT OF TR-25	✓	Danielle L. Brown Danielle L. Brown Dan and Danielle Brown Trust	1055 S Elmira St Denver, CO 80247	10/14/2021

Return to: J.R. Phillips & Assoc.
7700 E. Arapahoe Rd., Suite 100
Centennial, CO 80112



09/28/2017 12:21 PM
City & County of Denver

R \$13.00
WD

2017128156

Page: 1 of 1
D \$0.00

WARRANTY DEED

We, **Dan G. Brown and Danielle L. Brown**, GRANTORS, husband and wife, as joint tenants with rights of survivorship, whose address is 1055 S. Elmira St, Denver, Denver, State of Colorado 80247, for the consideration of ten dollars (\$10.00), in hand paid, hereby sell and convey to **Dan and Danielle Brown Trust**, GRANTEE, whose legal address is 1055 S. Elmira St, Denver, Denver, State of Colorado 80247, the following real property in Denver, State of Colorado, to-wit:

THE NORTH 100 FEET OF THE EAST 137.50 FEET OF LOT 25, RANGE VIEW, SECOND FILING,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

also known by street and number as: 1055 South Elmira Street, Denver, Colorado 80247 (formerly 80231)

with all its appurtenances, and warrant the title to the same, subject to easements, covenants, rights-of-way, restrictions, and encumbrances of record.

Signed September 19, 2017.



Dan G. Brown, GRANTOR



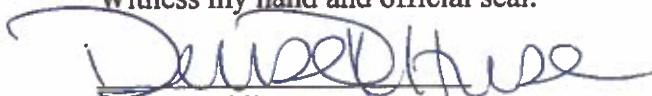
Danielle L. Brown, GRANTOR

STATE OF COLORADO)
)ss
COUNTY OF ARAPAHOE)

Exempt from State
Documentary fee
C.R.S. § 39-13-102 (2)(a)

The foregoing instrument was acknowledged before me on September 19, 2017, by Dan G. Brown and Danielle L. Brown.

Witness my hand and official seal.



Notary Public

DENISE K HUSA
Notary Public
State of Colorado
Notary ID # 20074038135
My Commission Expires 10-10-2019

Return to: J.R. Phillips & Assoc.
7700 E. Arapahoe Rd., Suite 100
Centennial, CO 80112



2017128157
Page: 1 of 1
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STATEMENT OF AUTHORITY

Under C.R.S. §38-30-172

1. This Statement of Authority related to Dan and Danielle Brown Trust, dated September 19, 2017.
2. The entity is a revocable inter vivos trust.
3. The entity is formed under the laws of Colorado.
4. The mailing address of the entity is:
1055 S. Elmira St
Denver, Colorado 80247
5. The name and title of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity are
Dan G. Brown, Trustee
Danielle L. Brown, Trustee
6. By terms of the Dan and Danielle Brown Trust, each trustee is authorized individually to act on behalf of the trust in any acquisition, conveyance, encumbrance, lease, or other dealing with an interest in the property in the name of the trust without the signature of the other Trustee.
7. The authority of the foregoing persons to bind the entity is derived from and limited to the following powers as contained in the Dan and Danielle Brown Trust:

Real Estate Powers

- My Trustee may purchase, sell, transfer, exchange or otherwise acquire or dispose of any real estate.*
- My Trustee may make leases and grant options to lease for any term, even though the term may extend beyond the termination of any trust created under this agreement.*
- My Trustee may grant or release easements and other interests with respect to real estate, enter into party wall agreements, execute estoppel certificates, and develop and subdivide any real estate.*
- My Trustee may dedicate parks, streets, and alleys or vacate any street or alley, and may construct, repair, alter, remodel, demolish, or abandon improvements.*
- My Trustee may elect to insure, as it deems advisable, all actions contemplated by this subsection.*
- My Trustee may take any other action reasonably necessary for the preservation of real estate and fixtures comprising a part of the trust property or the income therefrom.*

8. This statement of Authority is executed on behalf of the entity pursuant to the provisions of C.R.S 38-30-172.

Executed this day September 19, 2017

Dan G. Brown
Dan G. Brown, Trustee

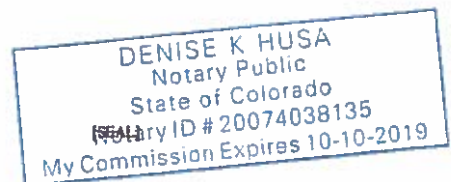
Danielle L. Brown
Danielle L. Brown, Trustee

STATE OF COLORADO }
COUNTY OF ARAPAHOE } ss

On September 19, 2017, before me personally appeared Dan G. Brown and Danielle L. Brown, known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed for the purposes and consideration herein contained.

Witness my hand and official seal.

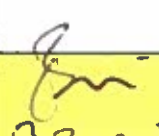
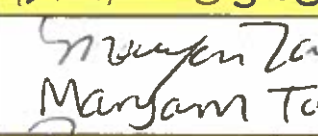
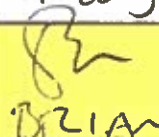
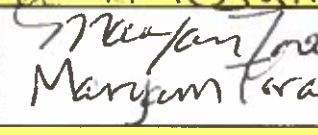
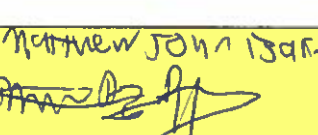
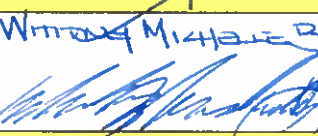
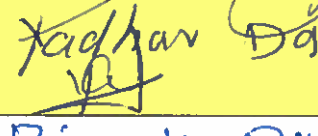

Denise K Huse
Notary Public



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. 1030, Series of 2021, which Council Bill would change from S-SU-1 to OS-B the zoning classification of the following address(es): 1090 S Dayton St (Include legal description of the subject property as a separate 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
12-a	9769 E Kansas Ave, Aurora, CO 80247; LOT 1 BLK 1 HIGHLINE SUB FLG NO 1		 BRIAN DISUANA	9769 E Kansas Ave Aurora, CO 80247	10/20/21
12-b	9769 E Kansas Ave, Aurora, CO 80247; LOT 1 BLK 1 HIGHLINE SUB FLG NO 1		 Maryam Tarabi	9769 E Kansas Ave Aurora, CO 80247	10/20/21
13-a	9789 E Kansas Ave, Aurora, CO 80247; LOT 2 BLK 1 HIGHLINE SUB FLG NO 1		 BRIAN DISUANA	9769 E Kansas Ave Aurora, CO 80247	10/20/21
13-b	9789 E Kansas Ave, Aurora, CO 80247; LOT 2 BLK 1 HIGHLINE SUB FLG NO 1		 Maryam Tarabi	9769 E Kansas Ave Aurora, CO 80247	10/20/21
14	Gebrekirostas Gebremeskel Gebrekirstos 9809 E Kansas Ave, Aurora, CO 80247; LOT 3 BLK 1 HIGHLINE SUB FLG NO 1		GEBREKIRSTOS Gebremeskel Gebrekirstos	Former Address 1246 S Chester	Oct 16, 2021
	9829 E Kansas Ave, Aurora, CO 80247; LOT 4 BLK 1 HIGHLINE SUB FLG NO 1			9829 E Kansas Ave Aurora, CO 80247	
15-a	9849 E Kansas Ave, Aurora, CO 80247; LOT 5 BLK 1 HIGHLINE SUB FLG NO 1		 MATTHEW JOHN BARNEY	9849 E Kansas Ave Aurora, CO 80247	10/17/21
15-b	9849 E Kansas Ave, Aurora, CO 80247; LOT 5 BLK 1 HIGHLINE SUB FLG NO 1		 WILLIAM MICHAEL B...	9849 E Kansas Ave Aurora, CO 80247	10-17-21
16-a	9869 E Kansas Ave, Aurora, CO 80247; LOT 6 BLK 1 HIGHLINE SUB FLG NO 1		 Kadhan Dahal	9869 E Kansas Ave Aurora, CO 80247	10/24/21
16-b	9869 E Kansas Ave, Aurora, CO 80247; LOT 6 BLK 1 HIGHLINE SUB FLG NO 1		 Bimala Dahal	9869 E Kansas Ave Aurora, CO 80247	10/24/21

Current Address
9809 E
Kansas
Ave
Aurora