



TO: Denver City Council
FROM: Fritz Clauson, AICP, Associate City Planner
DATE: February 20, 2025
SUBJECT: Petition of Protest - Council Bill #0030, 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 35 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 34 signatures representing 23 properties. For three properties with multiple owners, only one signature was provided, and one signature was not valid due to not including information authorizing them to sign on behalf of an organization.
- Step 4: Calculate valid signatures to assess percentage
 - 22 properties had valid signatures, 1 property had a signature considered to be invalid, and 3 properties received partial credit because only one property owner signed the petition:
 - 1668 S Ogden Street: Signed by Mark Lawrence Anderson, but missing Suzette E Emerson, so only 50% was counted.
 - 1636 S Corona Street: Signed by Lauren Jacobs Benjamin, but missing Joshua Shelton Benjamin, so only 50% was counted.
 - 1614 S Corona Street: Signed by Whitney Buttorff, not counted because no documentation was provided that signature represents listed owner J & N Real Estate Company LLC.
 - 1641 S Corona Street: Signed by Thomas J. Abell, but missing Kristen L. Abell, so only 50% was counted.

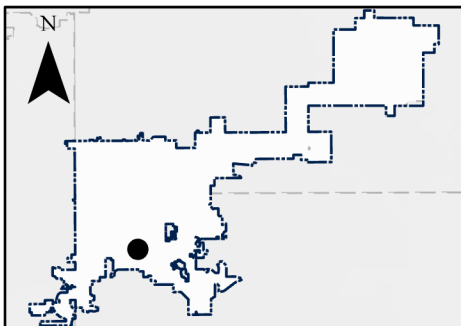
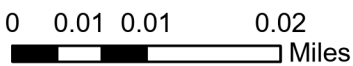
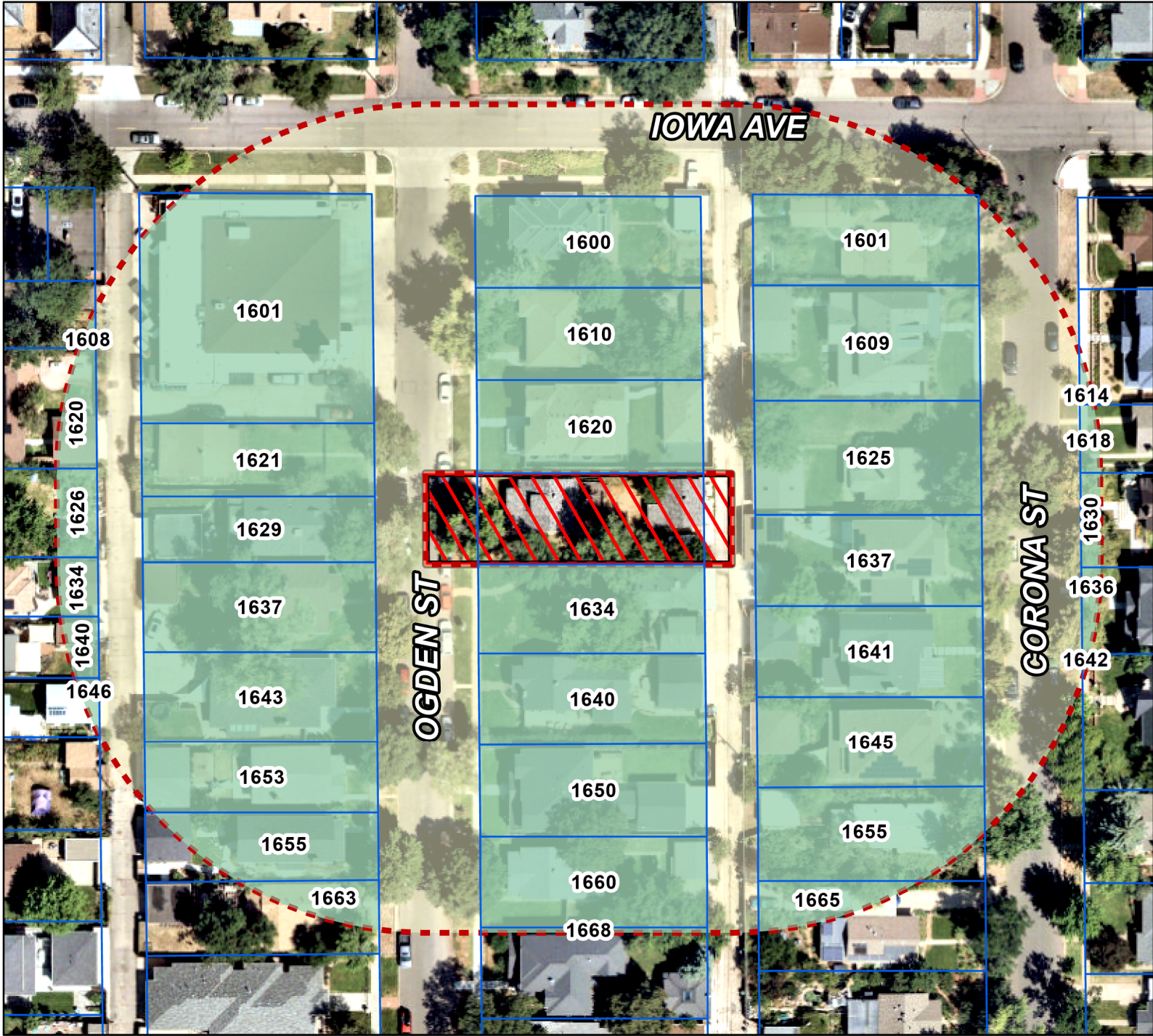
CALCULATION RESULTS

LAND AREA OF VALID SIGNATURES

NA	within the subject area
45% - 95,842 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.



Proposed Map Amendment



200 feet from Perimeter of Proposed Map Amendment

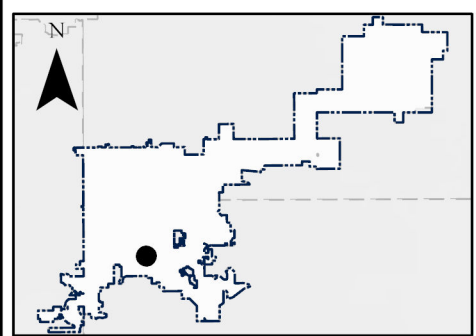
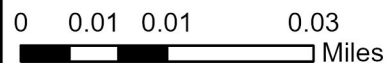
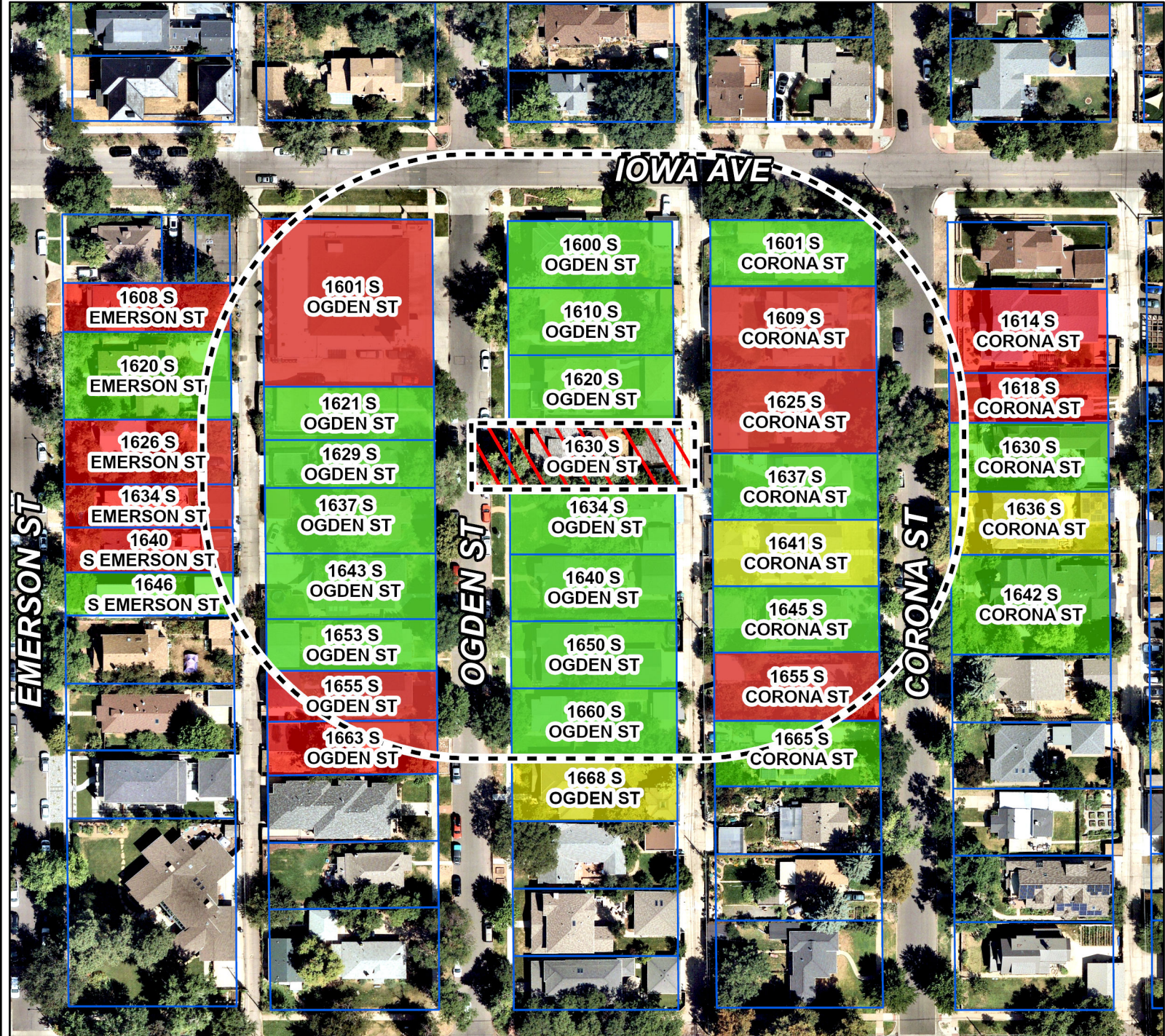


Full or Partial Parcels within 200 feet of Proposed Map Amendment

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.

Square footage of the 200 foot area measured from the perimeter of the Proposed Map Amendment = 211,689.85 SF

20% of the square footage of the 200 foot area = 42,337.97 SF



Credit Results

- No Credit
- Partial Credit
- Full Credit

- Proposed Map Amendment
- 200 feet from Perimeter of Proposed Map Amendment
- Parcels

The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. THE INFORMATION IS PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE FITNESS FOR A PARTICULAR USE. NOT FOR ENGINEERING PURPOSES.

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. 0030, Series of 2025, which Council Bill would change from U-SU-C to U-TU-C the zoning classification of the following address (es): 1628-1630 South Ogden Street

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
7	1646 S EMERSON ST STEBBINS HEIGHTS B47 L12 & S/3 OF L11 Valid		Joseph V. Harrison <i>Joseph V. Harrison</i>	1646 S. Emerson Denver, CO 80210	2/12/25
	1634 S EMERSON ST LOT 9 & THE N 1/3 OF L 10 BLK 47 STEBBINS HTS No signature - not counted				
8	1668 S OGDEN ST L 17 & 18 BLK 46 STEBBINS HTS Valid, 1/2 owners - 50% credit		Mark Lawrence Anderson <i>Mark Lawrence Anderson</i>	1668 South Ogden St Denver, CO 80210	2/12/25
9	1636 S CORONA ST L 9 & 10 BLK 45 STEBBINS HTS Valid, 1/2 owners - 50% credit		Lauren Jacobs Benjamin <i>Lauren Jacobs Benjamin</i>	1636 S. Corona St Denver CO 80210	1/30/25
10	1610 S OGDEN ST L 3 & 4 BLK 46 STEBBINS HTS Valid		Mary Kay MAURO <i>Mary Kay Mauro</i>	1610 S. Ogden St. Denver, CO 80210	1.30.25
	1655 S OGDEN ST L 34 & S 1-2 OF L 35 BLK 47 STEBBINS HEIGHTS No signature - not counted				
	1618 S CORONA ST L 6 & S 1/2 OF L 5 BLK 45 STEBBINS HTS No signature - not counted				

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1A 1B	1601 S CORONA ST L 47 & 48 BLK 46 STEBBINS HTS <div style="border: 1px solid red; padding: 2px; color: red;">Valid - 2/2 owners</div>		Jeffrey S. Martin Jeffrey S. Martin Barbara Bowie Martin Barbara Bowie Martin	1601 S. Corona St. Denver CO 80210	2/11/25
2A 2B	1653 S OGDEN ST L 36 & N1/2 OF L 35 BLK 47 STEBBINS HTS <div style="border: 1px solid red; padding: 2px; color: red;">Valid - 2/2 owners</div>		JOEL CHRISTOPHER MOSER Joel Christopher Moser Kristin Lynn Moser Kristin Lynn Moser	1653 S. OGDEN ST DENVER, CO 80210	2/11/25
3A 3B	1621 S OGDEN ST STEBBINS HEIGHTS BLK 47 L43 & N/2 OF L42 <div style="border: 1px solid red; padding: 2px; color: red;">Valid - 2/2 owners</div>		Kenneth Dlin K.D. Susan Dlin Susan Dlin	1621 S. Ogden St. Denver, CO 80210	2/2/25
4A 4B	1643 S OGDEN ST L 37 & 38 BLK 47 STEBBINS HTS <div style="border: 1px solid red; padding: 2px; color: red;">Valid - 2/2 owners</div>		Nicole Noel Stauffill Nicole Noel Stauffill David Volders Stauffill David Volders Stauffill	1643 S. Ogden St. Denver, CO 80210	2/4/25
5	1620 S OGDEN ST L 5 & 6 BLK 46 STEBBINS HTS <div style="border: 1px solid red; padding: 2px; color: red;">Valid - signature authorization provided</div>		ICA FIKELLIC Susan Oremus-owner Susan Oremus	1620 S. Ogden St Denver, CO 80210	2/13/25
	1601 S OGDEN ST L 44 TO 48 INC BLK 47 STEBBINS HEIGHTS <div style="border: 1px solid red; padding: 2px; color: red;">No signature - not counted</div>				
6A 6B	1629 S OGDEN ST STEBBINS HEIGHTS BLK 47 L41 & S/2 OF L42 <div style="border: 1px solid red; padding: 2px; color: red;">Valid - 2/2 owners</div>		JULIE T. LOOSBROCK Julie T. Loosbrock Tucker J. Loosbrock Tucker J. Loosbrock	1629 S. OGDEN ST DENVER, CO 80210	1/28/25

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	1625 S CORONA ST L 42 & 43 & S1/2 OF L 44 BLK 46 STEBBINS HTS No signature - not counted				
	1640 S EMERSON ST S 2/3 OF LOT 10 & N 2/3 OF L 11 BLK 47 STEBBINS HEIGHTS No signature - not counted				
11A 11B	1640 S OGDEN ST L 11 & 12 BLK 46 STEBBINS HTS Valid - 2/2 owners		KURT M TATINSKI <i>K M T</i> STEPHANIE A. VIEAK <i>S A V</i>	1640 S OGDEN ST DENVER CO 80210	1/31/25
12A 12B	1614 S CORONA ST L 3 & 4 & N1/2 OF L 5 BLK 45 STEBBINS HEIGHTS Invalid - signature authorization not provided		J+N Real Estate Co. LLC Whitney Butterff Whitney Butterff <i>W Butterff</i>	1614 S Corona St Denver, CO 80210	1/30/25
	1645 S CORONA ST L 36 & 37 BLK 46 STEBBINS HTS Valid - 2/2 owners		Julie Ann Metcalfe <i>Julie Ann Metcalfe</i> James K.B. Metcalfe <i>J.K.B. Metcalfe</i>	1645 S. Corona St, Denver, CO 80210	2/10/25
	1620 S EMERSON ST L 5 & 6 & S 1/2 OF L 4 BLK 47 STEBBINS HEIGHTS No signature - not counted				
13A 13B	1642 S CORONA ST STEBBINS HTS B45 L11 TO 13 Valid - 2/2 owners		Kristen Marchenian <i>Kristen Marchenian</i> Randy C Marchenian <i>Randy C Marchenian</i>	1642 S. Corona St Denver, CO 80210	2/16/25

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14A 14B	1650 S OGDEN ST STEBBINS HEIGHTS B46 L13 & 14 Valid - 2/2 owners		Gigant Warfield Blatt Warfield Sarah warfield Sarah Warfield	1650 S. Ogden St. Denver, CO 80210	2/1/25
15	1660 S OGDEN ST L 15 & 16 BLK 46 STEBBINS HTS Valid		Mark L. Anderson Mark L. Anderson	1660 S. Ogden St Denver CO 80210	2/1/25
16	1600 S OGDEN ST L 1 & 2 BLK 46 STEBBINS HTS Valid		Victoria Morris Ekelund Victoria Morris Ekelund	1600 S. Ogden St Denver CO 80210	2/3/25
	1663 S OGDEN ST L 33 & N 15 FT 3 IN OF L 32 BLK 47 STEBBINS HTS No signature - not counted				
17	1641 S CORONA ST L 38 & 39 BLK 46 STEBBINS HTS Valid, 1/2 owners - 50% credit		THOMAS J. ABELL 	1641 S. CORONA ST. DENVER, CO 80210	2/11/25
18A 18B	1665 S CORONA ST L 32 & 33 BLK 46 STEBBINS HTS Valid - 2/2 owners		DEBRA D TURNER-KELLY  THOMAS M KELLY SR 	1665 S. CORONA ST DENVER CO 80210	2/6/2025
	1608 S EMERSON ST L 3 & N 1/2 OF L 4 BLK 47 STEBBINS HEIGHTS No signature - not counted				

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19	1637 S CORONA ST L 40 & 41 BLK 46 STEBBINS HTS Valid		Jonathan A Leach <i>Jonathan A Leach</i>	1637 S CORONA ST DENVER, CO 80210	1/21/25
	1626 S EMERSON ST L 7 & 8 BLK 47 STEBBINS HEIGHTS No signature - not counted				
20A 20B	1630 S CORONA ST L 7 & 8 BLK 45 STEBBINS HTS Valid - 2/2 owners		Catherine M. Turner <i>Catherine M Turner</i> Seth G Turner <i>Seth G Turner</i>	1630 S. Corona St. DENVER, CO 80210	1/21/25
	1609 S CORONA ST L 45 & 46 & N 1/2 OF L 44 BLK 46 STEBBINS HTS No signature - not counted				
21A 21B	1637 S OGDEN ST STEBBINS HEIGHTS B47 L39 & 40 Valid - 2/2 owners		Shannon Walsweer <i>Shannon Walsweer</i>	1637 South Ogden St. Denver, CO 80210	1/21/25
	1655 S CORONA ST L 34 & 35 BLK 46 STEBBINS HTS No signature - not counted				
22A 22B	1634 S OGDEN ST L 9 & 10 BLK 46 STEBBINS HTS Valid - 2/2 owners		Nancy Rice <i>Nancy Rice</i> JOHN CHRISTOPHER MCKENNA <i>John Christopher McKenna</i>	1634 S. Ogden St. Denver, CO 80210	1/20/25

AFFIDAVIT OF CIRCULATOR

I Nancy Rice swear that I reside at: 1634 S. Ogden St
 *Circulator - PRINTED NAME *Street name and number of RESIDENCE

Denver CO 80210
 *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.

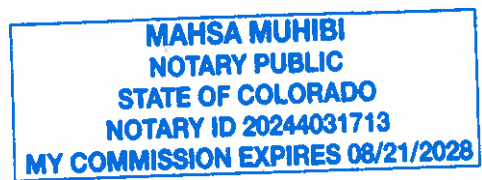
Nancy Rice 2/14/25
 *Signature of Circulator *Date of Signing

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

*Subscribed and sworn to before me this 14 day of Feb, 2025

Notary Public Mahta *Signature (and Title) of Official Administering Oath

*Required field for petition section acceptance *My Commission Expires: 08/21/2028



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



Wyoming Secretary of State
 Herschler Building East, Suite 101
 122 W 25th Street
 Cheyenne, WY 82002-0020
 Ph. 307.777.7311
 Email: Business@wyo.gov

For Office Use Only

**Notice of Entity Election
 Names and Addresses of Key Individuals**

In accordance with W.S. 17-28-104(d) ICA EIKER, LLC
(Print Name of Business Entity)

elects to provide the Wyoming Secretary of State with the names and addresses of its directors, officers, limited liability company managers, managing partners, trustees or persons serving in a similar capacity. The names, addresses and titles are listed below.

1. Print Name:	Susan A. Oremus	Print Title:	Manager
Print Address:	102 S. Wynstone Park Drive, North Barrington, IL 60010		
2. Print Name:		Print Title:	
Print Address:			
3. Print Name:		Print Title:	
Print Address:			
4. Print Name:		Print Title:	
Print Address:			
5. Print Name:		Print Title:	
Print Address:			
6. Print Name:		Print Title:	
Print Address:			

If additional space is needed for names, addresses and titles, please attach an additional sheet.

I hereby certify that the information contained in this document is true and correct.

Date: 07.17.2023
(mm/dd/yyyy)

Signature: *Susan A. Oremus*
(Shall be executed by an authorized individual.)

Email: ckregel@kelleherholland.com

Print Name: Susan A. Oremus

(An email address is required. Email(s) provided will receive important reminders, notices and filing evidence.)

Title: Manager

Checklist

- No Filing Fee
- Processing time is up to 15 business days following the date of receipt in our office.
- This information shall be kept current within 60 days of any change until the first annual report is filed and thereafter when the annual report is due for filing.
- Please review the form prior to submission. The Secretary of State's Office is unable to process incomplete forms.