

Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION* <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***		PROPERTY OWNER(S) REPRESENTATIVE** <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name	Elizabeth Hennessey	Representative Name	owner
Address	1560 Glencoe Street	Address	
City, State, Zip	Denver, Colorado, 80220	City, State, Zip	
Telephone	303 399 7739	Telephone	
Email	bethhenn@msn.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>	
SUBJECT PROPERTY INFORMATION			
Location (address):	3601 N. Monaco Street Parkway		
Assessor's Parcel Numbers:	012920100700		
Area in Acres or Square Feet:	6250 sf		
Current Zone District(s):	E-SU-Dx		
PROPOSAL			
Proposed Zone District:	E-TU-C		
PRE-APPLICATION INFORMATION			
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 checked="" type="checkbox"/> Yes - te the contact name & meeting date F. Clauson 4/2/2024 <input 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 5/27 & 7/1 see outreach documentation <input type="checkbox"/> <input type="checkbox"/> <small>May 27 and July 1 See Outreach Documentation Attachment</small>		

REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)	
<p>General Review Criteria DZC Sec. 12.4.10.7.A</p> <p>Check box to affirm and include sections in the review criteria narrative attachment</p>	<p><input checked="" type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans.</p> <p>Please provide a review criteria narrative attachment describing how the requested zone district is consistent with the policies and recommendations found in each of the adopted plans below. Each plan should have its own section.</p> <p>1. Denver Comprehensive Plan 2040</p> <p>In this section of the attachment, describe how 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>2. Blueprint Denver</p> <p>In this section of the attachment, describe how 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>3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):</p> <p><u>Park Hill Neighborhood Plan</u></p>
<p>General Review Criteria DZC Sec. 12.4.10.7.A.1</p> <p>Only check this box if your application is not consistent with 12.4.10.7.A</p>	<p><input type="checkbox"/> 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.</p> <p>Please provide a narrative attachment describing how the requested zone district is necessary 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: DZC Sec. 12.4.10.7. B & C</p> <p>Check boxes to the right to affirm and 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"/> Public Interest: The proposed official map amendment is in the Public Interest.</p> <p>In the review criteria narrative attachment, please provide an additional section describing how the requested rezoning is in the public interest of the city.</p> <p><input checked="" type="checkbox"/> 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.</p> <p>In the review criteria narrative attachment, please provide a separate section describing how 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.

SU-TU Comparison of Design Standards

Existing SU & TU Homes on 3600 Block

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) (please type or print legibly)	Property Address City, State, Zip Phone 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)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/12/20	(A)	YES
Elizabeth Hennessey	3601 N. Monaco Street PKY Denver, Co, 80207	100%	<i>Elizabeth Hennessey</i>	7/1/2025	A	NO
						YES NO
						YES NO
						YES NO

Outreach Documentation

City Council members

Shontel Lewis --district8@denvergov.org

G. Gurierrez --g-gutierrez.atlarge@denvergov.org

Email information package: Contained introductory letter and preliminary drawings.

Package was emailed on 4/27. No response so a second email was sent on 7/1.

Registered Neighborhood Organizations

(see attached RNO list)

All RNO's contacted by email. Sent 4/27/2025, 7/1/2025

Email information package: Contained introductory letter and preliminary drawings.

Package was emailed on 4/27. No response so a second email was sent on 7/1.

Nearby Neighbors

Registered/return receipt paper mailing sent 4/27/2025

To neighbors listed below: contained introductory letter and preliminary drawings.

Olivia & Sigrid Wynn

3611 Monaco Parkway

Denver, CO, 80207

-- received mailing. No response

PF Holdings, LLC

5869 West Fair Drive

Littleton, Co, 80123

-- received mailing. No response

Kyle Bregman & Valerie Teano

3595 Monaco Parkway

Denver, Co, 80207

--certified mailing failed. hand delivered mailing. No response

Rodrigo & Norma Mercado

3590 Locust Street

Denver, Co, 80207

--certified mailing failed. hand delivered mailing. No response

Neighborhood Organizations

[Download](#) [Print](#)

RNO	Name	Address	Contact	Email 1	Email 2	Home Phone	Work Phone	Fax	Edit Date	Boundary	Website
1008	Council District 8	, Denver, CO	Shontel Lewis	district8@denvergov.org					1/31/2025	North:District Boundary East:District Boundary South:District Boundary West:District Boundary	https://www.denvergov.org/content/denvergov/en/denver-city-council.html
1000	Council District At Large	, Denver, CO	Council Member At-Large	G-Gutierrez.atlarge@denvergov.org	ParadyAtLarge@denvergov.org				1/31/2025	North:City Limits East:City Limits South:City Limits West:City Limits	https://www.denvergov.org/content/denvergov/en/denver-city-council.html
573	East Denver Residents Council	, Denver, CO 80207	LaMone Noles	lamone.edrc@gmail.com	aventbarbaraa@gmail.com	7209884433			1/31/2025	North:40th Ave. East:Quebec St. South:26th Ave. West:Downing St.	
70	Greater Park Hill Community Inc	2823 Fairfax St, Denver, CO 80207	Lori Midson	director@greaterparkhill.org	chair@greaterparkhill.org	303-388-0918	720-252-9190		1/7/2025	North:City Limits East:Quebec St. South:Colfax Ave. West:Colorado Blvd.	https://www.greaterparkhill.org/
87	Inter-Neighborhood Cooperation (INC)	PO Box 181012, Denver, CO 80218	Keith Meyer	president@denverinc.org	excomm@denverinc.org				1/7/2025	North:City Limits East:City Limits South:City Limits West:City Limits	http://www.denverinc.org/
438	Northeast Park Hill Coalition	2361 Olive, Denver, CO 80207	Kevin E Marchman	kevinmarchman.noah@gmail.com	kevinmarchman.noah@gmail.com	7203618664			1/7/2025	North:City Limit East:Quebec St. South:MI K Blvd West:Colorado Blvd.	
578	Opportunity Corridor Coalition of United Residents	, Denver, CO 80249	D Garnett	occur.denver@gmail.com		3033359841			1/31/2025	North:City Limit East:City limit South:Colfax Ave. West:Brighton Blvd. / Broadway	

rezoning outreach re: 3601 N Monaco St Parkway

From ELIZABETH HENNESSEY <bethhenn@msn.com>

Date Tue 7/1/2025 10:28 AM

To: G-Gutierrez.atlarge@denvergov.org <G-Gutierrez.atlarge@denvergov.org>; ParadyAtLarge@denvergov.org <ParadyAtLarge@denvergov.org>; lamone.edrc@gmail.com <lamone.edrc@gmail.com>; aventbarbarbara@gmail.com <aventbarbarbara@gmail.com>; director@greaterparkhill.org <director@greaterparkhill.org>; chair@greaterparkhill.org <chair@greaterparkhill.org>; president@denverinc.org <president@denverinc.org>; execcomm@denverinc.org <execcomm@denverinc.org>; kevinmarchman.noaah@gmail.com <kevinmarchman.noaah@gmail.com>; occur.denver@gmail.com <occur.denver@gmail.com>; district8@denvergov.org <district8@denvergov.org>

 1 attachment (311 KB)

3601 preview drawings.pdf;

I am the owner of Arris Design/Build and the new owner of the vacant lot at 3601 N. Monaco Street Parkway. The lot is presently zoned for single-family development. I am asking the zoning board to rezone the lot to allow me to build a duplex.

Making this change will require the approval of the zoning board and city council. You are being contacted because, as step one in the rezoning process, neighborhood residents, their city council representatives and relevant registered neighborhood organizations must be informed of any proposed changes to the existing zoning. I am doing this by email and, if no email address is available, by registered mail. Thank you in advance for taking the time to review this information.

I am excited to have found the perfect location to build a prototype 'net zero' duplex. It will feature solar collectors, extensive insulation and have low or no utility bills. I am attaching preliminary drawings of the project. The size and shape of the home as shown in the drawings conforms with the existing zoning. As a single-family home, it could be built without a rezoning. The zoning change I seek will enable me to build two energy efficient, more affordable homes on a block that already has six existing duplexes. The lot was zoned for duplex development until it was downzoned for single-family use in 2010. There is a duplex to the north and a triplex to the west. There is also a duplex home across the street to the south.

I believe that duplex projects like this make sense. They add to the mix of available homes, attract buyers of varying income levels and help maintain the existing population diversity.

My contact information is shown below. I welcome your comments. If you have any concerns and wish to meet and discuss the project, please feel free to contact me.

Thank you,

Elizabeth Hennessey

1560 Glencoe Street, Denver, 80220

Office: 303 399 7739

Cell: 385 867 8345

Email: bethhenn@msn.com

ARRIS DESIGN/BUILD
1560 GLENCOE STREET
DENVER, COLORADO, 80220

May 17, 2025

Subject: Rezoning request for 3601 N Monaco Street Parkway

To: Northeast Park Hill District & Councilwoman Shontel Lewis
Northeast Park Hill Registered Neighborhood Organizations
3601 North Monaco Street- nearby neighbors. (by registered mail)

I am the owner of Arris Design/Build and the new owner of the vacant lot at 3601 N. Monaco Street Parkway. The lot is presently zoned for single-family development. I am asking the zoning board to rezone the lot to allow me to build a duplex.

Making this change will require the approval of the zoning board and city council. You are being contacted because, as step one in the rezoning process, neighborhood residents, their city council representatives and relevant registered neighborhood organizations must be informed of any proposed changes to the existing zoning. I am doing this by email and, if no email address is available, by registered mail. Thank you in advance for taking the time to review this information.

I am excited to have found the perfect location to build a prototype 'net zero' duplex. It will feature solar collectors, extensive insulation and have low or no utility bills. I am attaching preliminary drawings of the project. The size and shape of the home as shown in the drawings conforms with the existing zoning. As a single-family home, it could be built without a rezoning. The zoning change I seek will enable me to build two energy efficient, more affordable homes on a block that already has eight existing duplexes. The lot was zoned for duplex development until it was downzoned for single-family use in 2010. There is a duplex to the north and a triplex to the west. There is also a duplex home across the street to the south.

I believe that duplex projects like this make sense. They add to the mix of available homes, attract buyers of varying income levels and help maintain the existing population diversity.

My contact information is shown below. I welcome your comments. If you have any concerns and wish to meet and discuss the project, please feel free to contact me.

Thank you,

Elizabeth Hennessey
Office: 303 399 7739
Cell: 385 867 8345
Email: bethhenn@msn.com

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

P.F. HOLDINGS LLC
5869 W. FAIR DR
LITTLETON, CO. 8123



9590 9402 8120 2349 3746 27

2. Article Number (Transfer from service label)

9 0710 5270 1905 0251 26

COMPLETE THIS SECTION ON DELIVERY

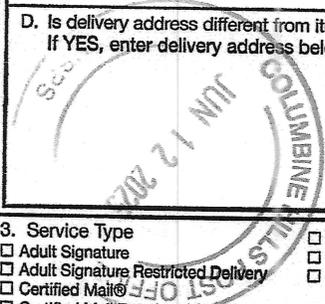
A. Signature
 Michael Forsyth Agent
 Addressee

B. Received by (Printed Name) _____ C. Date of Delivery _____

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	



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SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

OPHELIA & SIGRID WYNN
3611 MONACO PKWY
DENVER, CO. 80207



9590 9402 8120 2349 3746 34

2. Article Number (Transfer from service label)

9589 0710 5270 1905 0251 02

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Ophelia Wynn Agent
 Addressee

B. Received by (Printed Name) _____ C. Date of Delivery _____

OPHELIA WYNN

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	

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 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

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 City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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 Denver, Colorado 80220

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Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

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Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)
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 Return Receipt (electronic) \$
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 Adult Signature Required \$
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Postage \$

Total Postage and Fees \$

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 1305 Krameria St # J
 Denver, Colorado 80220

KYLE BERGMAN & VALERIE TEANO
 3595 MONACO PKWY
 DENVER CO 80207

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Extra Services & Fees (check box, add fee as appropriate)
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 City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

MAY 27 2025
 Postal Centers Usa
 1305 Krameria St # J
 Denver, Colorado 80220

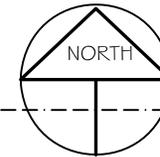
PF HOLDINGS LLC
 5869 W FAIR DRIVE
 LITTLETON, CO 80123

ARRIS DESIGN/BUILD

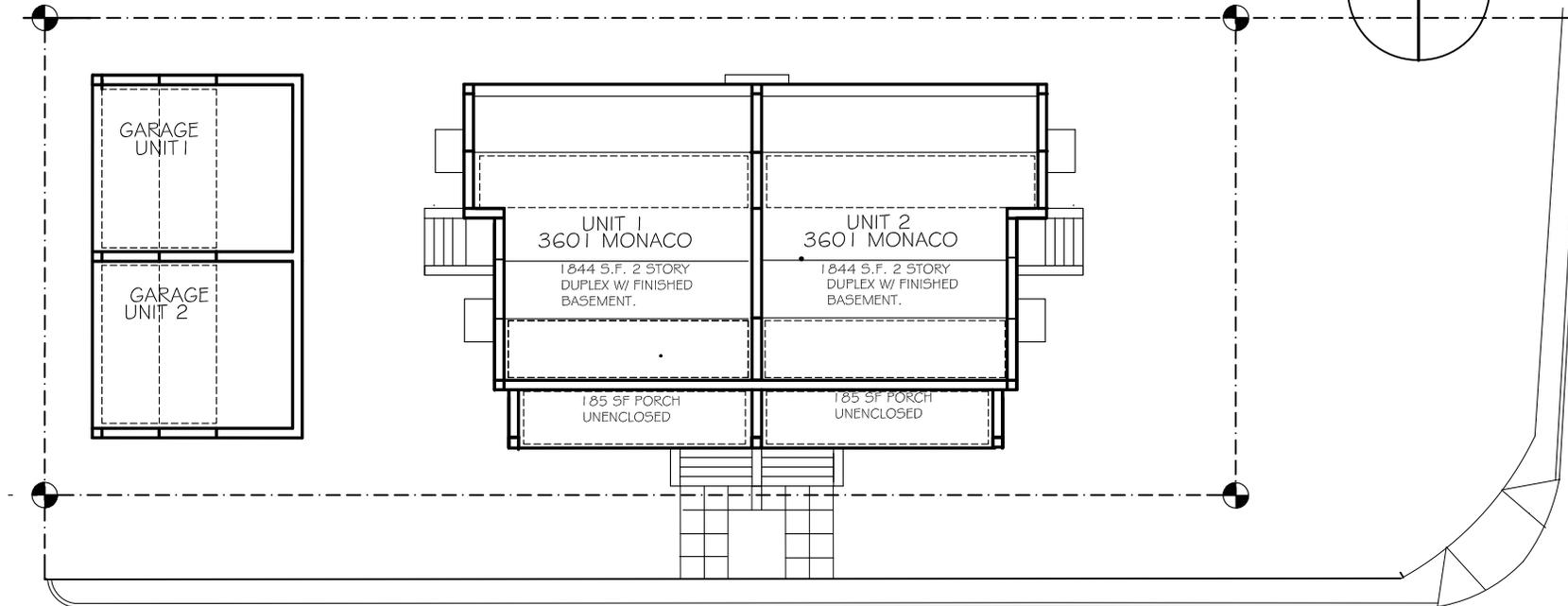
1560 GLENCOE STREET

DENVER, CO. 80220

303 399 7729



MONACO PARKWAY



36TH AVENUE

SITE PLAN

SOLAR DUPLEX

3601 NORTH MONACO PARKWAY

UNIT 1 AND UNIT 2

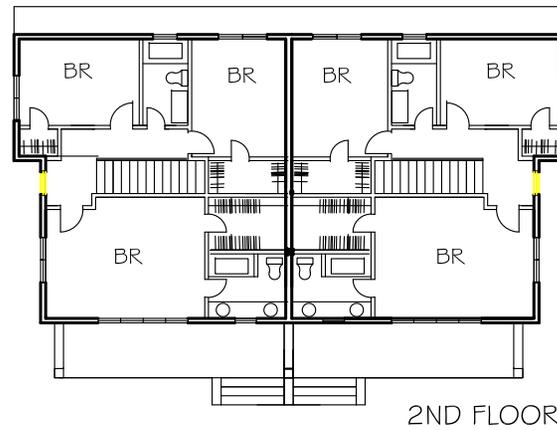
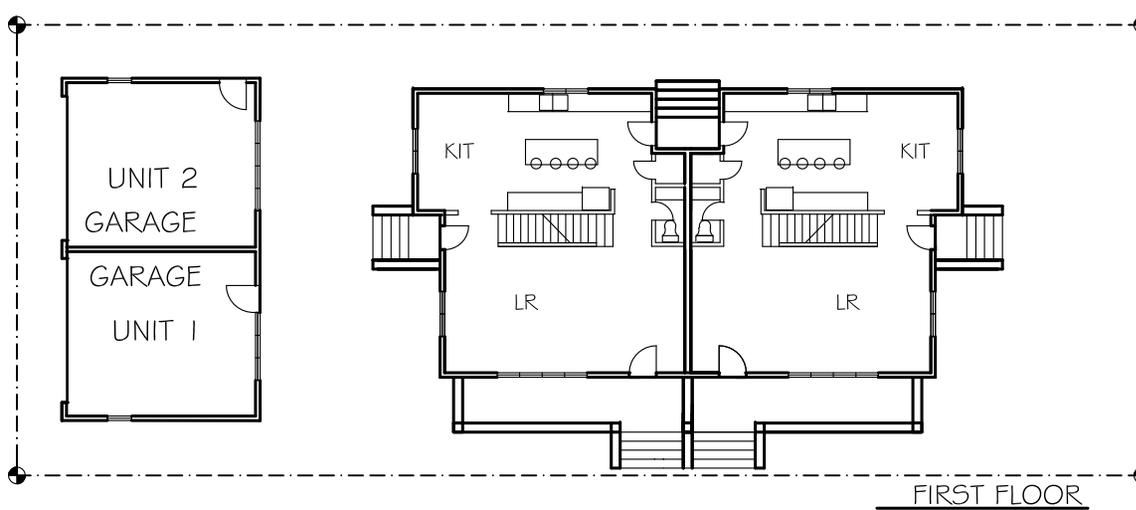
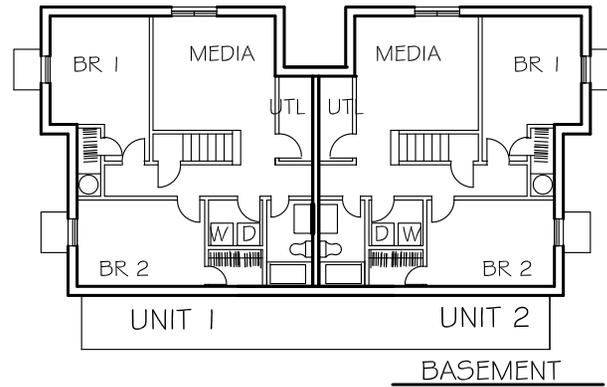
DENVER, COLORADO, 80207

ARRIS DESIGN/BUILD

1560 GLENCOE STREET

DENVER, CO. 80220

303 399 7729



FLOOR PLANS SOLAR DUPLEX

3601 NORTH MONACO PARKWAY
UNIT 1 AND UNIT 2
DENVER, COLORADO, 80207

ARRIS DESIGN/BUILD

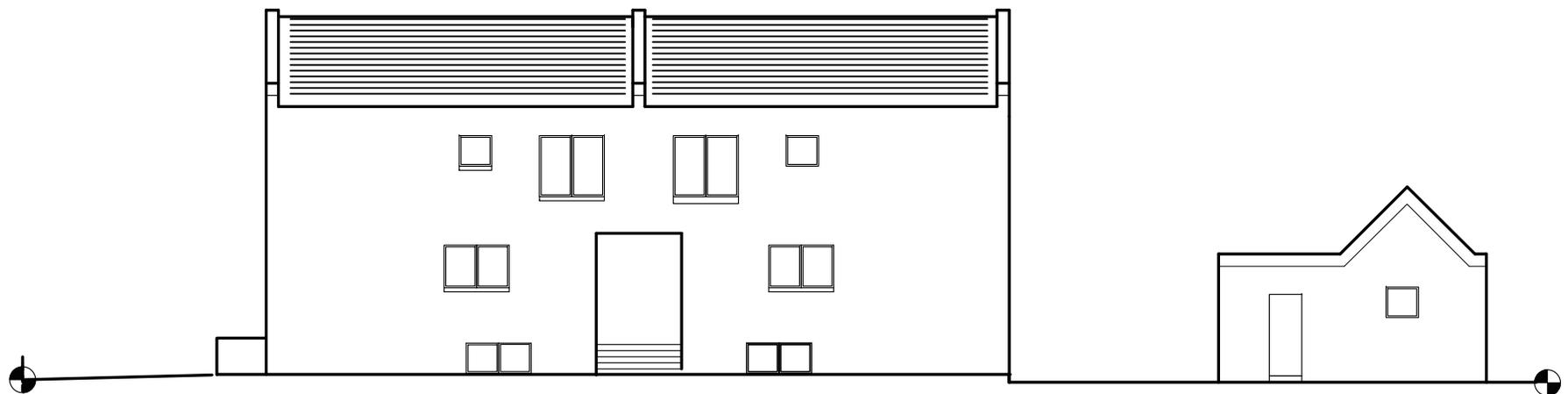
1560 GLENCOE STREET

DENVER, CO. 80220

303 399 7729



SIDE OF GARAGE AND FRONT OF HOUSE FROM SOUTH/36TH AVE



BACK OF HOUSE AND SIDE OF GARAGE FROM NORTH

SOUTH AND NORTH ELEVATIONS - HOUSE AND GARAGE

SOLAR DUPLEX

3601 NORTH MONACO PARKWAY

UNIT 1 AND UNIT 2

DENVER, COLORADO, 80207

ARRIS DESIGN/BUILD

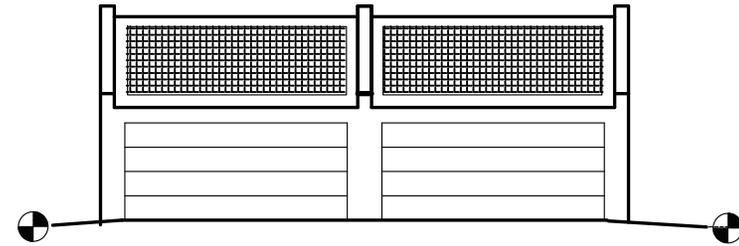
1560 GLENCOE STREET

DENVER, CO. 80220

303 399 7729



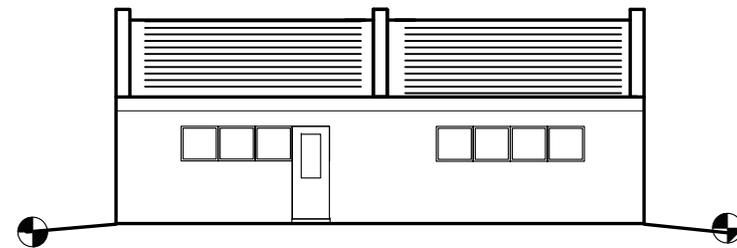
HOUSE WEST SIDE FROM ALLEY



GARAGE ALLEY SIDE



HOUSE EAST SIDE FROM MONACO



GARAGE HOUSE SIDE

EAST AND WEST ELEVATIONS - HOUSE AND GARAGE

SOLAR DUPLEX

3601 NORTH MONACO PARKWAY

UNIT 1 AND UNIT 2

DENVER, COLORADO, 80207

Consistency with DENVER COMPREHENSIVE PLAN 2040

Plan 2040 does not address parcel level zoning. Nevertheless, three of the plan's 'vision elements' name goals and strategies support the proposed project.

VISION ELEMENT: EQUITABLE, AFFORDABLE AND INCLUSIVE NEIGHBORHOODS -page 29

Goal 1: Support housing as a continuum to serve residents across a range of incomes ages and needs.

Strategy A. Create a greater mix of housing options in every neighborhood for all individuals and families.

Strategy B. Ensure city policies and regulations encourage every neighborhood to Provide a complete range of housing options.

Goal 3: Develop housing that is affordable to residents of all income levels.

Strategy B. Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing.

The duplex adds 2 'middle' housing options to the existing mix and provides more affordable housing for diverse income levels.

VISION ELEMENT: STRONG AND AUTHENTIC NEIGHBORHOODS -page 35

Goal 1: Create a city with complete neighborhoods.

Strategy B. Ensure neighborhoods offer a mix of housing types and services for a diverse population.

The duplex will increase the existing mix of housing types for a diverse neighborhood.

VISION ELEMENT: ENVIRONMENTALLY RESILIENT NEIGHBORHOODS -page 53

Goal 1: Mitigate climate impact by significantly reducing greenhouse gas emissions.

Strategy A. Embrace clean and local energy that comes from renewable sources such as sun and wind.

Strategy B. Reduce energy use by buildings and advance green building design,

Strategy D. Become a leader in smart technologies that help to reduce greenhouse gas emissions.

Goal 8: Conserve land and grow responsibly.

Strategy A. Promote infill development where infrastructure and services are already in place.

The rezoning will allow me to build a prototype 'net zero' duplex on the last vacant lot in the neighborhood. The project will provide two all-electric homes in a super insulated building. The homes will use solar photo voltaic energy and solar thermal energy. The compact design is intended to be economical to build and affordable to purchase and own.

Consistency with BLUEPRINT DENVER

Urban Edge Context

Blueprint Denver (BPD) requires that a zone district change must be ‘consistent with the overall intent of the neighborhood context map.’ The BPD context overlay map designates areas of the city according to their existing and intended land use. 3601 Monaco is in the Urban Edge Context. The existing and intended land use in the Urban Edge Context... ‘contains elements of the suburban and urban contexts’ also ‘small multi-unit residential and commercial areas are typically embedded in 1-unit and 2-unit residential areas.... Buildings are lower scale and generally set back farther from the street.’ BPD Page 136. The requested rezoning is compatible with the ‘Urban Edge’ context.

Urban Edge Future Place

Blueprint Denver (BPD) also requires that a zone district change must be ‘consistent with the overall intent of the future place context map.’ The BPD place map is color coded to indicate the appropriate development intensity levels for each of the neighborhood contexts in the city. There are 4 intensity levels: low, medium low, high medium and high. 3601 Monaco is in a neighborhood with a low place label.

According to BPD, Urban Edge ‘low’ rated neighborhoods have characteristic building coverage, and height limits. They are ... ‘Predominately single- and two-unit uses on small or medium lots. and duplexes are appropriate and can be thoughtfully integrated where compatible.’ There is ‘low to medium building coverage. Buildings are generally up to 2.5 stories in height.’ BPD page 214. There is no apparent conflict with the place map label.

Other considerations for two-unit rezonings

Nevertheless, BPD urges caution when considering allowing two unit uses in a ‘low’ place neighborhood..... ‘Although the description of the low residential places includes both single-unit and two-unit uses, two-unit uses are not appropriate in all low areas.’... ‘When a rezoning request is made to change the zoning to allow two-unit uses, the appropriateness of the request depends upon adopted small area plan guidance, neighborhood input, and existing zoning patterns.’ BPD page 215. Those three factors for consideration are addressed below.

Small Area Plan

The parcel I hope to rezone is in a neighborhood without a Small Area Plan. This leaves seeking Neighborhood input and examining the existing zoning patterns as factors that must be considered.

Neighborhood Input

As part of the application process an information packet was prepared describing the proposed project. A brief cover letter explained the reason for the rezoning request and a site plan, floor plans, and elevation sketches were provided. On May 27 the information packet was emailed to all registered neighborhood organization and city council members. Adjacent neighbors were sent the same packet by certified mail.

At The time of this writing, no questions or comments have been received.

Existing Zoning Patterns

The existing zoning pattern includes a mix of single-family, duplex and triplex homes. Middle housing prevails and housing types at various price points are represented. This mix is explained by the fact the Northeast Park Hill was zoned R-2 from its inception until 2010.

Currently there are 6 duplex units among the 23 residences on the 3600 block. The 3601 parcel is bordered by a duplex to the north and triplex to the west. A duplex and a single-family home are located to the south.

The existing zoning pattern is a mix of 1-unit, 2-unit and 3-unit homes embedded in what is a mostly single unit area (see attached map) It is the most powerful argument for allowing the requested rezoning. The existing neighborhood contains many duplex and triplex homes. They are part of the established neighborhood character.

Growth Strategy

The future growth overlay map labels projects a 20% increase in the number of households in the Northeast Park Hill neighborhood. The hope is that this projected household growth will be 'carefully planned infill development that enhances the city's unique character.' BPD p 50-51

The citywide shortage of affordable housing suggests that the 'carefully planned infill' must allow alternatives to single unit zone district homes. This duplex project will 'infill' the last vacant lot in the neighborhood. It will provide two homes on a site now intended for a more expensive single-family home.

Adjacent Street Types

No change needed.

Plan Policies and Strategies.

BPD is replete with references to goals, policies and recommended strategies that address the goal of increasing the range of affordable housing options. The policies and strategies excerpted from BPD and quoted below support the proposed rezoning.

The introductory section cites Goal #1 'Serve all Denver residents with a diverse range of affordable housing options' BPD p 22.

The 'Land Use and Built Form's Housing Section recommends land use and zoning regulations that 'provide more housing choice throughout the city.' It suggests zoning code revisions that 'diversify housing options'.. and.. 'integrate missing 'middle' housing into low and low medium residential areas.' It mentions code revisions including...'allowing 2- to 4-unit structures, tandem houses, and/or smaller minimum lot sizes in locations where slightly higher density may be appropriate' BPD p 82.

Equity Concepts.

The vulnerability to displacement overlay indicates that 3601 N Monaco is in an area that is vulnerable to involuntary displacement. BPD page 38. Displacement occurs when residents or businesses can no longer afford to stay in an area due to increasing property values and rents.

The neighborhood is in transition. Its prime central location, with excellent infrastructure and well-built single family and multi-unit housing stock, make it ripe for gentrification. This duplex project will provide 2 homes on a site now intended for a more expensive single-family home. Increasing density and allowing 'middle' housing types provides a hedge against 'gentrification'.

Consistency with the PARK HILL NEIGHBORHOOD PLAN.

The Park Hill Neighborhood plan dates from 2000. It anticipates the spirit and intent of Comprehensive Plan 2040 (yr 2019) and Blueprint Denver (2010). The plan notes, with pride, that Park Hill has developed a mix of housing types that accommodates a variety of lifestyles and promotes a diverse urban fabric. It urges retaining that 'diverse fabric'.

A major plan goal is to maintain... 'the existing integrity of the residential character', by promoting... 'continued growth and development in Park Hill that results in a balanced and compatible mix of housing types and densities.' Page 30

The strategy needed to achieve that goal is requiring that future growth must... 'create and maintain a mix of housing types and sizes that are attractive and affordable to a diversity of ages, incomes, household types, sizes, cultural and ethnic backgrounds. Page 33.

As a means of preserving the existing diverse neighborhood character, the plan retains the original R-2 zoning in the Northeast Park Hill. Page 37.

The goal and strategies quoted above, as well as the recommendation that Northeast Denver's original two-unit zoning remain in place support this rezoning request.

Consistency with the DENVER ZONING CODE

Neighborhood Context

E-SU to E-TU zone districts share the same Urban Edge (E) context description. Both single-unit and two-unit residential uses are appropriate. Chapter 4, is the Urban Edge chapter of the DZC. It adopts Blueprint Denver's description of the Urban Edge Context. 'The Urban Edge Neighborhood Context is primarily single-unit and two-unit residential uses. Small-scale multi-unit residential uses and commercial areas are typically embedded in residential areas. Single-unit residential structures are typically the Urban House and Suburban House building forms.' DZC 4.1.1, BPD p 136.

General Purpose of Residential Zone Districts

Chapter 4 of the DZC states that the purpose of the zone districts is to....'promote and protect residential neighborhoods within the character of the Urban Edge Neighborhood Context'... by regulating... 'building form standards, design standards, and uses' for residential districts in the Urban Edge Context'. There are 'some multi-unit districts, but not to such an extent as to detract from the overall image and character of the residential neighborhood.' DZC 4.2.2.1. A#B

Specific Intent Zone District

The zone district regulations specify the allowed 'built form' in each district. SU district projects may use either the 'urban house' or 'suburban house' built form. TU districts allow the 'urban house', 'duplex' and 'tandem house' forms. Each 'built form' must meet.. 'design standards that specify the allowed bulk plane, zone lot size, setbacks, building coverage, parking requirements and building configuration that characterize the zone district.

Design Standards Comparison

--E-SU-Dx is a single-unit district allowing suburban houses, urban houses,.....with a minimum zone lot area of 6,000 square feet DZC 4.2.2.2 D

--E-Tu-C is a two-unit district allowing urban houses, duplexes, tandem houses, with a minimum zone lot area of 5,500 square feet DZC 4.2.2.2 G

SU-Dx 'Urban house' standards describe a front to back graduated height bulk plane. This promotes a 2-story structure on the front of the lot. DZC 4.3-7 and DZC 4.3-9. TU 'duplex' standards are identical to 'urban house' standards in all areas except for lot size (500 sf smaller) and garage space (TU standards allow double the garage space). DZC 4.3-11.

It is reasonable to assume that a duplex structure using 'duplex' design standards will have the same built form and scale as a single-family structure using 'urban house' design standards. As a result, neighborhood image, scale and character are protected in neighborhoods when TU 'duplex' and single family 'urban house' construction is part of the zoning pattern.

3601 has a large lot SU-Dx zone district label. This permits the use of either 'suburban house' or 'urban house' standards. 'Suburban house' standards permit a suburban ranch style bulk plane with the same height allowance for the length of the lot. The 'suburban house' contrasts with the 'urban house' built form and scale. This juxtaposition is common with renovation projects in the park hill neighborhood. See attached photos.

A single-family home built on the 3601 site will most likely use the more popular 'urban house' form. It will differ in form and scale from the nearby 'suburban house' ranch style homes. Since chapter 4's zone district rules sanction both 'urban' and 'suburban' forms, this juxtaposition is becoming a characteristic of the Urban Edge neighborhood.

PUBLIC INTEREST STATEMENT.

Northeast Park Hill is a culturally diverse neighborhood with a significant minority population. It is now in transition as older homeowners look to downsize. Its location, amenities and infrastructure make it attractive to investors looking for development sites. Blueprint Denver recognizes that residents in the neighborhood are 'vulnerable to displacement'.

The existing SU-Dx zoning will permit scraping existing affordable homes to build 'mac mansions.' This is a dismaying prospect. If gentrification projects become the norm, the neighborhood's inventory of much needed middle-income homes will be lost and the current moderate income, minority population will be displaced.

Community Planning is exploring ways to promote 'Middle' housing. To that end, the 'Unlocking Housing Choice' initiative has recently been launched. Its stated goal *is to find ways to allow 'more middle housing forms in residential neighborhoods through potential updates to the Denver Zoning Code and other city rules and regulations. "Middle housing" refers to small-scale multi-unit structures such as duplexes, fourplexes, row houses or town homes. This type of housing exists throughout Denver, particularly in older neighborhoods that were built out back when those building forms were more common and not precluded by zoning.*

The parcel rezoning that I seek will allow a 'middle' housing project in a 'low' residential area. It will provide two lower cost housing units on a lot that is zoned for a more expensive single unit. It is 'consistent with the city's Denver Comprehensive Plan 2040, Blueprint Denver, The Park Hill Neighborhood Plan and with the goals of the recent 'Unlocking Housing Choice' initiative.

URBAN HOUSE

HEIGHT

		All E-SU, TU, RH, MU
	Stories, front 65% / rear 35% of zone lot depth (max)	2.5/1
A/B	Feet, front 65% / rear 35% of zone lot depth (max)	30'/17'
	Feet, front 65% of zone lot depth, permitted height increase	1' for every 5' increase in Zone Lot width over 50' up to a maximum height of 35'
	Feet, rear 35% of zone lot depth, permitted height increase	1' for every 3' increase in side setback up to a maximum height of 19'
C/D	Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot in front 65% / rear 35% of zone lot depth	17'/10'
	Bulk Plane Slope from Side Interior and Side Street Zone Lot	45°

SITING

	E-SU-A	E-SU-B	E-SU-D, -Dx	E-SU-G	E-TU-B	E-TU-C	E-RH-2.5 E-MU-2.5	
ZONE LOT								
E	Zone Lot Area (min)	3,000 sf	4,500 sf	6,000 sf ✓	9,000 sf	4,500 sf	5,500 sf	4,500 sf
	Zone Lot Width (min)	25'	35'	50'	62.5'	35'	50'	35'

SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH

		All E-SU, TU, RH, MU			
		30' or less	Greater than 30' and up to 40'	Greater than 40' and less than 75'	75' or Greater
F	Primary Street (min)	For -MU Districts: Calculated per Sec. 13.1.5.9, Determination of Primary Street Setback Offset Distance, or 20', whichever is less For all other Districts: Calculated per Sec. 13.1.5.9			
G	Side Street (min)	3'	5'	5'	7.5'
H	Side Interior (min)	3'	3' min one side/ 10' min combined	5'	10'
I	Rear, where Alley (public or private) abuts a Rear Zone Lot Line (min)	12'	12'	12'	12'
I	Rear, where Alley (public or private) does not abut a Rear Zone Lot Line (min)	20'	20'	20'	20'
	Building Coverage per Zone Lot, including all accessory structures (max)	60%	45%	45%	40%
PARKING BY ZONE LOT WIDTH					
	Parking and Drive Lot Coverage in Primary Street Setback (max)	Maximum 16-foot wide measured parallel to the Primary Street zone lot line for any length, or 33% of the zone lot area within the Primary Street setback, whichever is greater			
	Vehicle Access	From Alley; or Street access allowed when no Alley present (See Sec. 4.3.7.5, Vehicle Access From Alley Required - Exceptions)			
J	DETACHED ACCESSORY STRUCTURES	See Sec. 4.3.4, Building Form Standards for Detached Accessory Structures			

DESIGN ELEMENTS

BUILDING CONFIGURATION

		All E-SU, TU, RH, MU
	Rooftop or Second Story Decks	See Section 4.3.5.2, Rooftop or Second Story Decks
	Attached Garage Allowed	(1) Shall not be located closer to the minimum Primary Street setback line than the Primary Street-facing Façade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. (2) May follow the General Detached Structure building form for Side Street, Side Interior and Rear setbacks provided no permitted height increase has been applied to the Attached Garage
	Primary Street-Facing Attached Garage Door Width in front 50% of zone lot depth(max)	35% of the entire width of the Primary Street-facing Façade of the primary structure or 16', whichever is greater
	Upper Story Stepback, for any portion of building with Low-Slope Roof, above 25': Primary Street (min)	10'

STREET LEVEL ACTIVATION

K	Pedestrian Access, Primary Street	Entry Feature
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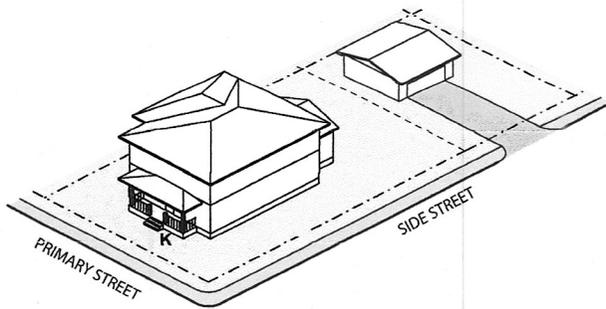
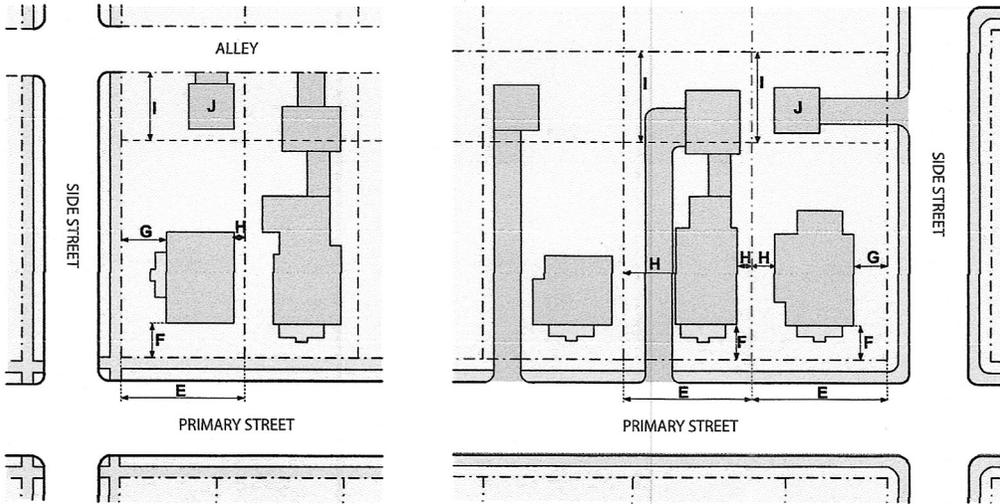
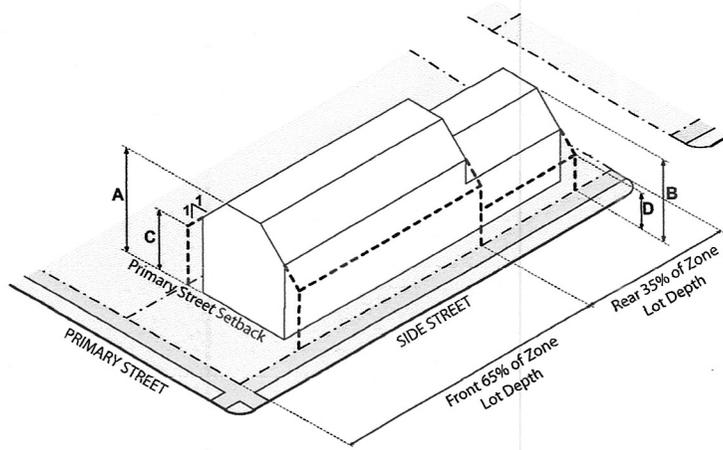
USES

		All E-SU, TU, RH, MU
	Primary Uses shall be limited to Single Unit Dwelling and permitted Congregate Living, Residential Care and Nonresidential uses. See Division 4.4, Uses and Required Minimum Parking	

See Sections 4.3.5 - 4.3.7 for Supplemental Design Standards, Design Standard Alternatives, and Design Standard Exceptions.

B. Urban House

Not to Scale. Illustrative Only.



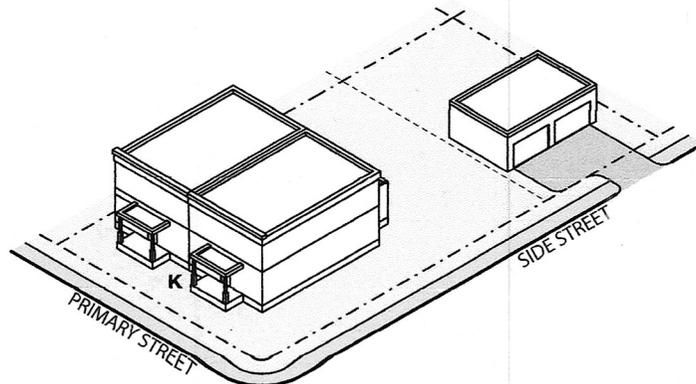
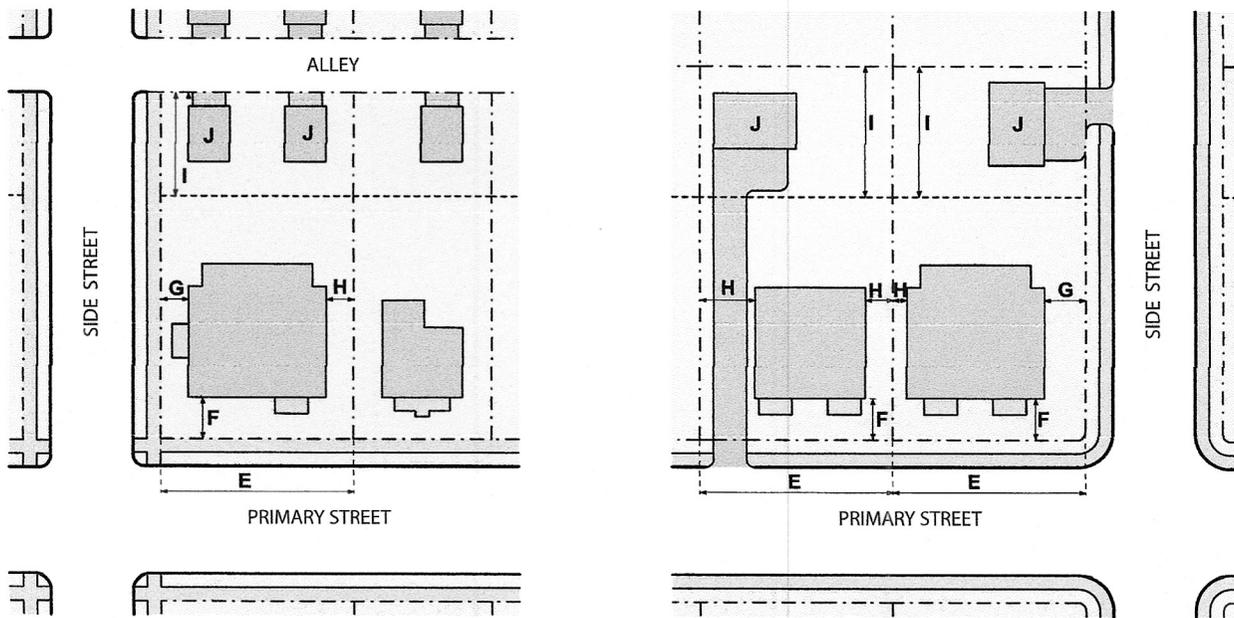
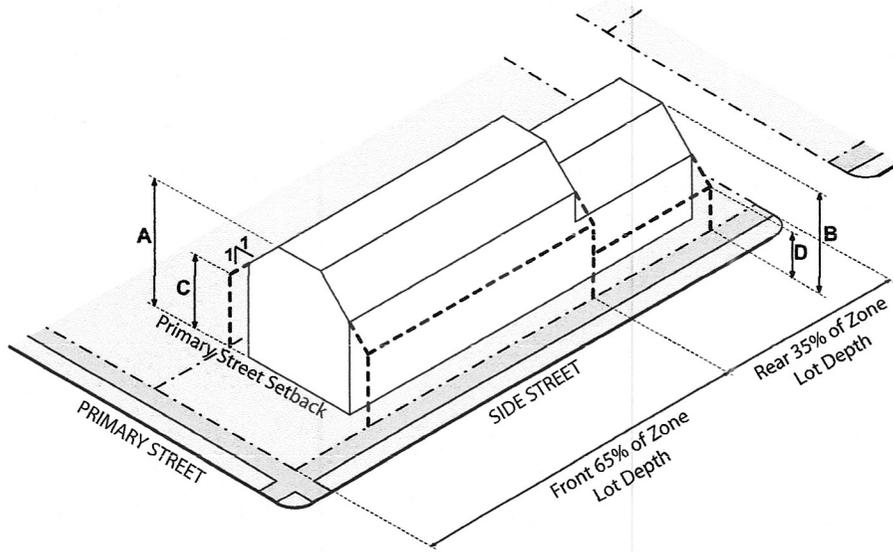
DUPLEX

HEIGHT		E-TU-B	E-TU-C	E-RH-2.5; E-MU-2.5	
	Stories, front 65% / rear 35% of zone lot depth (max)	2.5/1	2.5/1	2.5/1	
A/B	Feet, front 65% / rear 35% of zone lot depth (max)	30'/17'	30'/17'	30'/17'	
	Feet, front 65% of zone lot depth, permitted height increase	1' for every 5' increase in Zone Lot width over 50' up to a maximum height of 35'			
	Feet, rear 35% of zone lot depth, permitted height increase	1' for every 3' increase in side setback up to a maximum height of 19'			
C/D	Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Lines in front 65% / rear 35% of zone lot	17'/10'	17'/10'	17'/10'	
	Bulk Plane Slope from Side Interior and Side Street Zone Lot Lines	45°	45°	45°	
SITING		E-TU-B	E-TU-C	E-RH-2.5; E-MU-2.5	
ZONE LOT					
	Zone Lot Area (min)	4,500 sf	5,500 sf	4,500 sf	
E	Zone Lot Width (min)	35'	50'	35'	
SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH					
All E-TU, RH, MU Districts					
		30' or less	Greater than 30' and up to 40'	Greater than 40' and less than 75'	75' or Greater
F	Primary Street (min)	For -MU Districts: Calculated per Sec. 13.1.5.9, Determination of Primary Street Setback Offset Distance, or 20', whichever is less For all other Districts: Calculated per Sec. 13.1.5.9			
G	Side Street (min)	3'	5'	5'	7.5'
H	Side Interior (min)	3'	3' min one side/ 10' min combined	5'	10'
I	Rear, where Alley (public or private) abuts a Rear Zone Lot Line (min)	12'	12'	12'	12'
I	Rear, where Alley (public or private) does not abut a Rear Zone Lot Line (min)	20'	20'	20'	20'
	Building Coverage per Zone Lot, including all accessory structures (max)	60%	45%	45%	40%
PARKING BY ZONE LOT WIDTH					
	Parking and Drive Lot Coverage in Primary Street Setback (max)	50%	50%	50%	50%
	Vehicle Access	From Alley; or Street access allowed when no Alley present (See Sec. 4.3.7.5, Vehicle Access From Alley Required - Exceptions)			
J	DETACHED ACCESSORY STRUCTURES	See Sec. 4.3.4, Building Form Standards for Detached Accessory Structures			
DESIGN ELEMENTS		E-TU-B	E-TU-C	E-RH-2.5; E-MU-2.5	
BUILDING CONFIGURATION					
	Rooftop or Second Story Decks	See Section 4.3.5.2, Rooftop or Second Story Decks			
	Attached Garage Allowed	(1) Shall not be located closer to the minimum Primary Street setback line than the Primary Street-facing Façade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. (2) May follow the General Detached Structure building form standards for Side Street, Side Interior and Rear setbacks provided no permitted height increase has been applied to the Attached Garage			
	Primary Street Facing Attached Garage Door Width in front 50% of zone lot depth(max)	35% of the entire width of the front Primary Street-facing Façade of the dwelling primary structure or 16', whichever is greater			
	Upper Story Stepback, for any portion of building with Low-Slope Roof, above 25': Primary Street (min)	10'	10'	10'	10'
STREET LEVEL ACTIVATION					
K	Pedestrian Access, Primary Street	Entry Feature			
USES					
		All E-TU, RH, MU Districts			
		Primary Uses shall be limited to Two Unit Dwelling and permitted Congregate Living, Residential Care and Nonresidential uses. See Division 4.4, Uses and Required Minimum Parking.			

See Sections 4.3.5 - 4.3.7 for Supplemental Design Standards, Design Standard Alternatives, and Design Standard Exceptions.

C. Duplex

Not to Scale. Illustrative Only.



SUBURBAN HOUSE

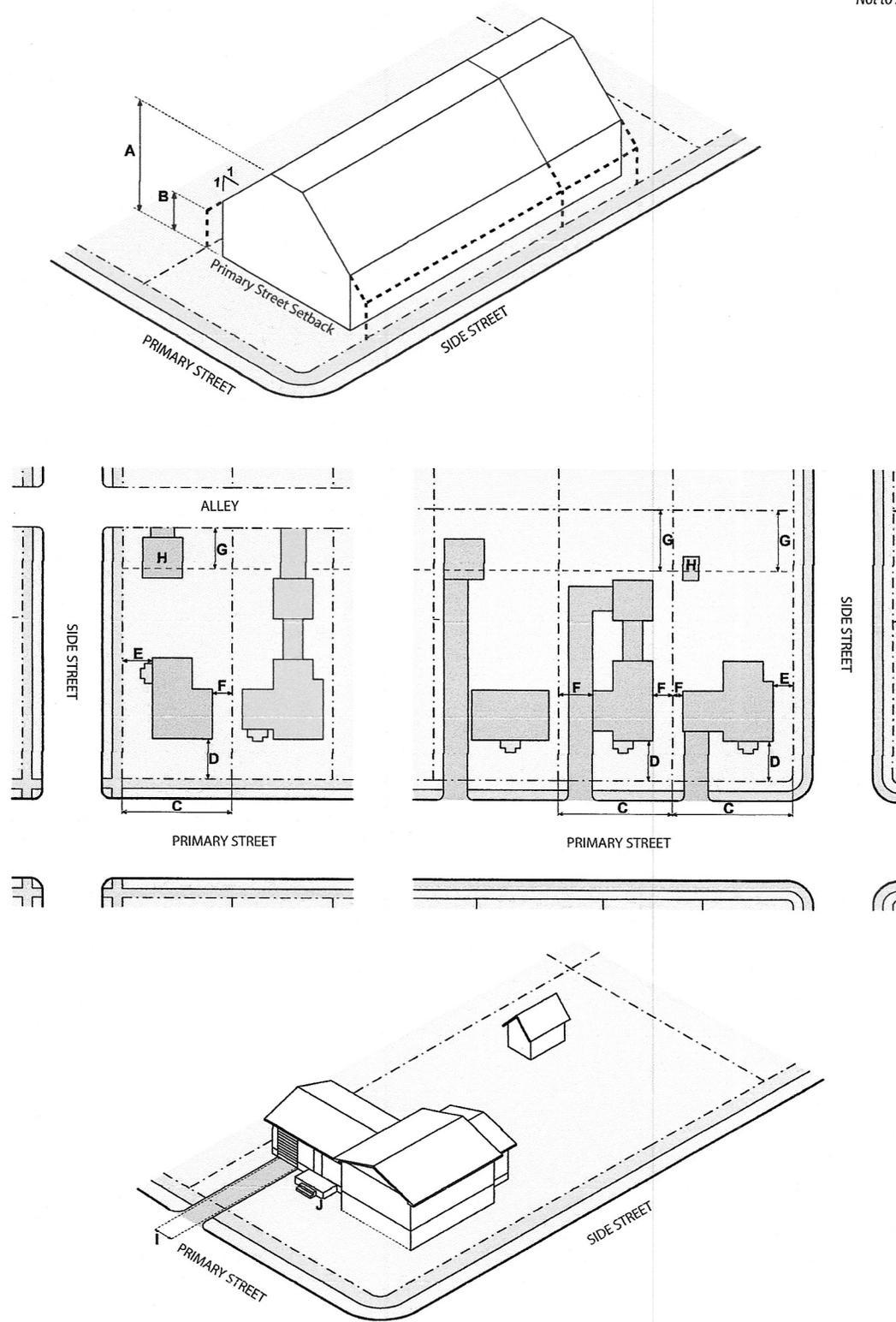
HEIGHT		E-SU-Dx	E-SU-G	E-RH-2.5 E-MU-2.5
A	Stories, front 65% / Rear 35% of zone lot depth (max)	2.5/2.5	2.5/2.5	2.5/2.5
A	Feet, front 65% / rear 35% of zone lot depth (max)	30'/30'	30'/30'	30'/30'
	Feet, permitted height increase	1' for every 5' increase in Zone Lot width over 50' up to a maximum height of 35'		
B	Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line in front 65% / rear 35% of zone lot depth	10'/10'	10'/10'	10'/10'
	Bulk Plane Slope from Side Interior and Side Street Zone Lot Line	45°	45°	45°
SITING		E-SU-Dx	E-SU-G	E-RH-2.5 E-MU-2.5
ZONE LOT				
	Zone Lot Area (min)	6,000 sf	9,000 sf	6,000 sf
C	Zone Lot Width (min)	50'	62.5'	50'
SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH				
		All E-SU, RH, MU		
		61' or Less	Greater than 61'	
D	Primary Street (min)	For -MU Districts: Calculated per Sec. 13.1.5.9, Determination of Primary Street Setback Offset Distance, or 20', whichever is less For all other Districts: Calculated per Sec. 13.1.5.9		
E	Side Street (min)	5'	5'	
F	Side Interior (min)	5'	7.5'	
G	Rear, where Alley (public or private) abuts a Rear Zone Lot Line (min)	12'	12'	
G	Rear, where Alley (public or private) does not abut a Rear Zone Lot Line (min)	20'	20'	
	Building Coverage per Zone Lot, including all accessory structures (max)	45%	45%	
PARKING BY ZONE LOT WIDTH				
		61' or Less	62' or Greater	
	Parking and Drive Lot Coverage in Primary Street Setback (max)	33%	33%	
	Vehicle Access	From Alley; or Street access allowed when no Alley present (See Sec. 4.3.7.5, Vehicle Access From Alley Required - Exceptions)		
H	DETACHED ACCESSORY STRUCTURES	See Sec. 4.3.4, Bldg. Form Std.s for Detached Accessory Structures		
DESIGN ELEMENTS		All E-SU, RH, MU		
BUILDING CONFIGURATION				
	Rooftop or Second Story Decks	See Section 4.3.5.2, Rooftop or Second Story Decks		
	Attached Garage Allowed	(1) Shall not be located closer to the minimum Primary Street setback line than the Primary Street-facing Façade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. (2) May follow the General Detached Structure Building Form for Side Street, Side Interior and Rear setbacks provided no permitted height increase has been applied to the Attached Garage		
I	Primary Street-Facing Attached Garage Door Width in front 50% of zone lot depth(max)	35% of the entire width of the Primary Street-facing Façade of the primary structure or 16', whichever is greater		
	Upper Story Stepback, for any portion of building with Low-Slope Roof, above 25': Primary Street (min)	10'		
STREET LEVEL ACTIVATION				
J	Pedestrian Access, Primary Street	Entry Feature		
USES		All E-SU, RH, MU		
		Primary Uses shall be limited to Single Unit Dwelling and permitted Congregate Living, Residential Care and Nonresidential uses. See Division 4.4, Uses and Required Minimum Parking		

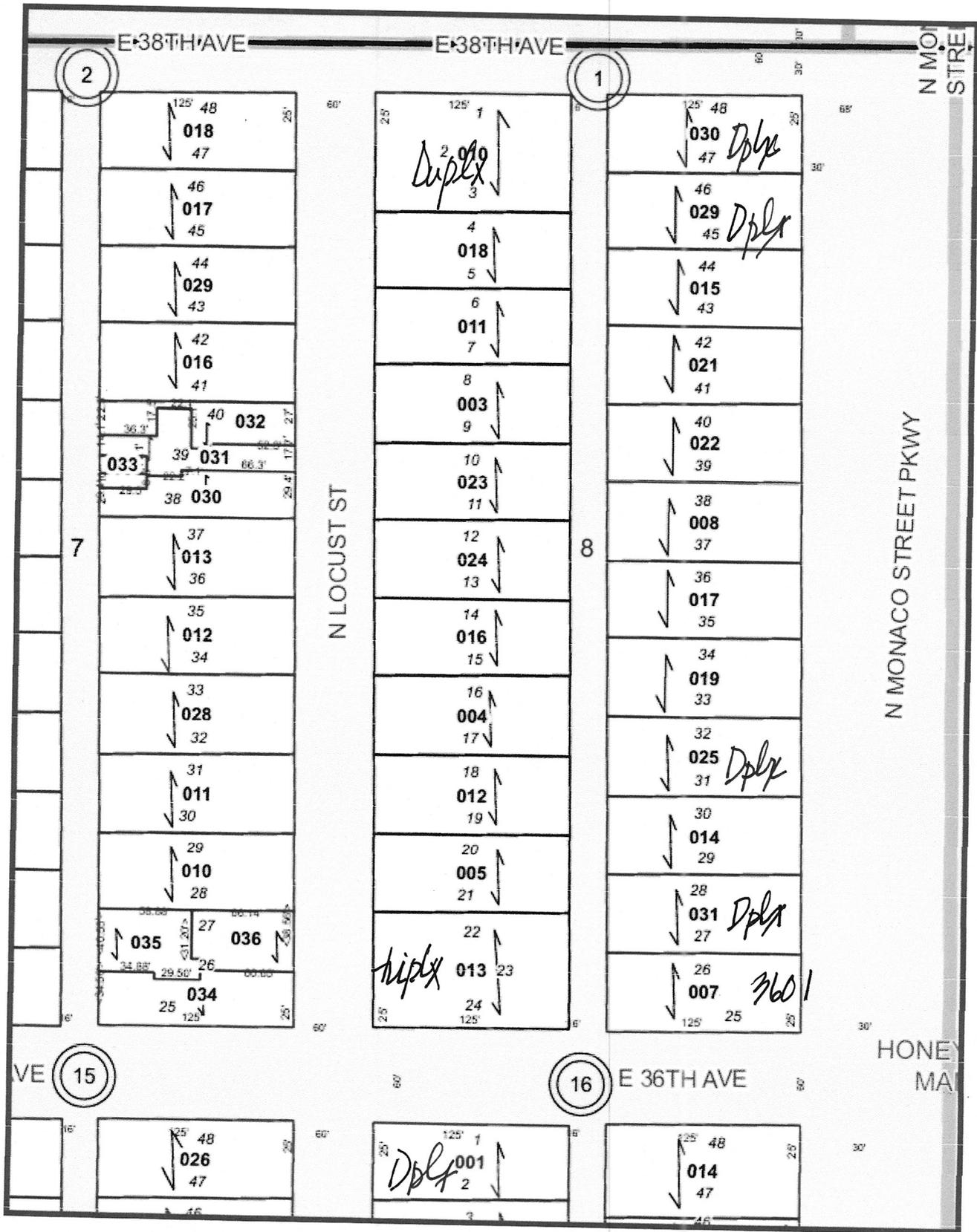
See Sections 4.3.5 - 4.3.7 for Supplemental Design Standards, Design Standard Alternatives, and Design Standard Exceptions.

4.3.3.3 District Specific Standards

A. Suburban House

Not to Scale. Illustrative Only.





3600 block
 1 vacant lot 3601
 23 parcels
 6 duplex
 17 single-unit

WARRANTY DEED

THIS DEED, made this 13th day of June, 2024, between
Lawrence Jeffrey Greene Sr. aka Lawrence Greene
of the County of Denver, State of Colorado, grantor, and
Elizabeth Hennessey
whose legal address is 1560 N. Glencoe St., Denver, CO 80220, grantee:

State Doc Fee: \$17.30
Recording Fee: \$23.00

WITNESSETH, That the grantor for and in consideration of the sum of (\$173,000.00) One Hundred Seventy Three Thousand Dollars and No Cents, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying in the County of Denver and being in the State of Colorado described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

also known by street and number as: 3601 North Monaco Parkway, Denver, CO 80207

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and 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 Grantee(s), his/her/their assigns forever. And the Grantor(s) for himself/themselves, his/her/their heirs and personal representatives, do(es) covenant, grant, bargain and agree to and with the Grantee(s), his/her/their heirs and assigns, that at the time of the ensembling and delivery of these presents, he/she/they is/are well seized of the premises being conveyed, has/have good, sure, perfect and absolute estate of inheritance, in law, in fee simple, and has/have 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 and nature whatsoever, except as stated below.

SUBJECT NEVERTHELESS to the statutory exceptions as defined in §38-30-113(5)(a) C.R.S.

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee, his/her/their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Lawrence Jeffrey Greene Sr.
Lawrence Jeffrey Greene Sr. aka Lawrence Greene

STATE OF COLORADO
COUNTY OF Adams

This instrument was acknowledged before me this 13th day of June, 2024 by Lawrence Jeffrey Greene Sr. aka Lawrence Greene.

Notary Public
My Commission Expires: 9/3/20

JULIE DEANN FRANKS
Notary Public
State of Colorado
Notary ID # 20024028317
My Commission Expires 09-03-2026

EXHIBIT "A"
LEGAL DESCRIPTION

LOTS 25 AND 26,
BLOCK 8,
OAKLAND,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.