

County/District Court
City and County of Denver, Colorado

THE PEOPLE OF THE STATE OF COLORADO

Offense Case No. 2019-5002579



**AFFIDAVIT AND APPLICATION FOR ARREST WARRANT
AND THE ARREST WARRANT FOR THE PERSON(S) OF:**

Spencer David Chase; Dob: 05/14/1973, White, Male, 5'-10", 175lbs, Brown Eyes, and Brown Hair, with last known address of 1240 South Elizabeth Street, For:

CRS 18-8-306, Attempt to Influence a Public Servant, a Class Four Felony

I, Detective Joseph A. Delmonico #90-34, the Affiant, state under oath that the facts known to the Affiant which establish probable cause to believe that a criminal offense was committed, and that the offense was committed by the above named person(s), are the following:

On June 25, 2019 your affiant was assigned the follow up investigation for Short Term Rental applicant Spencer Chase; Dob; 05/14/1973. Your affiant respectfully requests that for the entirety of this affidavit Short Term Rental will be referred to as "STR, therefore the investigation revealed the following:

On April 15, 2019 Spencer Chase; Dob: 05/14/1973 submitted an application for a STR license at 1117 South Milwaukee Street Denver Colorado, 80210 that was and is now located in the City and County of Denver. As part of the rental application the following documents were uploaded to Denver Excise and License, a lodging tax license and a voter registration for Spencer Chase. With contact information of admin@chasecustomhome.com and phone number 303-█-1443.

On April 16, 2019 another application for an STR at 1117 South Milwaukee Street was submitted to Excise and License with the listed applicant name of "Palm Tree Venture Capital LLC. With contact information of admin@chasecustomhome.com and phone number 303-█-1443. The following documents were again uploaded to Denver Excise and License and Colorado driver's license for Spencer Chase with a home address of 1465 South Columbine Street, a water bill for Palm Tree Adventures, and a printout of the Denver County Assessor's page for 1117 South Milwaukee Street.

On April 22, 2019 the Denver Department of Excise and License received an email from █ with the applicant Spencer Chas CC'd on the email. The email states that my boss owns twelve rentals under a company he owns and manages. One of these properties her boss would like to VRBO for several months and she was told they could use this rental that is vacant as he is the owner, although he does not reside there. She went on to say that she was told that the limit is only one property. Excise and License replied to this email and advised that the property needed to be the primary residence of the applicant.

On June 10, 2019, Denver Excise and License sent, via an email, with a Primary Residence Affidavit, that was completed with the name of Spencer D Chase and returned on June 11, 2019 and notarized by Notary Public Jennifer Woods. This form clearly states that making a false statement, that an individual

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does not believe to be true in the affidavit, is punishable under the criminal laws of the State of Colorado as perjury in the Second Degree Under Colorado Revised Statute 18-8-503.

On May 23, 2019 Denver Excise and License Inspector Brooke Bearman was assigned to follow up on this STR Application and went door to door to contact neighbors surrounding 1117 South Milwaukee Street.

Inspector Bearman went to [REDACTED] South Milwaukee Street who lives [REDACTED] the street and spoke with [REDACTED] Ms. [REDACTED] stated that she knows that a developer bought the house with the intention of redeveloping the house. Ms. [REDACTED] stated that 1117 South Milwaukee Street was being rented by a construction manager and his wife for a while.

Inspector Bearman went to [REDACTED] South Milwaukee Street and contacted [REDACTED] who stated that she sees different people all the time and 1117 South Milwaukee Street. Ms. [REDACTED] stated that the house is owned by a contractor, but she sees different cars parked in front all the time with different state license plates.

Inspector Bearman went to [REDACTED] South Milwaukee Street and contacted [REDACTED] who stated that a builder named Chase owns the house she believed the house was being rented as an Air B&B. Ms. [REDACTED] stated that Chase needs money before he knocks the house down at the end of July of this year 2019. Ms. [REDACTED] stated a carpenter that worked for Chase lived there for a while before Chase started short term renting it. Ms. [REDACTED] stated that Chase has never lived at 1117 South Milwaukee Street.

On May 27, 2019 Inspector Bearman received two emails one from Ms. [REDACTED] stating that 1117 South Milwaukee is being used as an Air B&B because she just asked some people unpacking their bags for the week to stay at the house. The other E-mail was received from [REDACTED] at [REDACTED] South Milwaukee Street stating that he [REDACTED] and he is around most the day and he sees a lot of activity at this location and he attached photos to the email of two vehicles with Texas plates. People were unloading family members and luggage into the house for an apparent one-night stay.

Denver Excise and Licensing Technician Alex Cobell was able to identify the company that Spencer Chase Owns as Chase Custom Homes and there are no demolition permits that have been issued for 1117 South Milwaukee Street as of May 24, 2019.

On June 25, 2019 Your Affiant responded to the area of 1117 South Milwaukee Street and conducted a neighborhood survey with Detective Tom Sanchez #90-05 and Sergeant Mike Mosco 88-27. Your Affiant contacted [REDACTED] at [REDACTED] South Milwaukee Street and he stated that the owners of 1117 Milwaukee Street do not live there. Mr. [REDACTED] stated he received a letter stating that the house is being demolished on July 31, 2019. Mr. [REDACTED] stated that the house is being rented out day to day and he does not have any issues other than barking dogs because it is pet friendly.

Your Affiant went [REDACTED] to the house [REDACTED] of 1117 South Milwaukee at [REDACTED] South Milwaukee Street and contacted [REDACTED] who stated she does not know much about 1117 South Milwaukee St, but her landlord does she named as [REDACTED] Your Affiant was later contacted by Ms. [REDACTED] and she related that the owner she named as last name Chase but had the first name incorrect that he was a contractor that was going to demolish the house. Ms. [REDACTED] did not know Mr.

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Chase and stated that the prior owners know Chase and she would call them and find out if they know where he lives. Your Affiant received another call from Ms. [REDACTED] and she gave the name of Spencer Chase as the owner and his picture is on the website of his construction business website. Your Affiant checked the Chase Custom Home Website and there were not photos of individuals on the website. Your Affiant contacted Denver Excise and License Alex Cobell and when he initially pulled up the website there was a picture of Spencer Chase and he saved the picture with a screen shot. Later your affiant obtained the Colorado Department of Motor Vehicle Driver's License Photo of Spencer David Chase; Dob: 05/14/1973 and the photo from the website and are of the same individual. The following are the photos your affiant compared:



Driver's License Photo



Photo from Website

Your Affiant responded to [REDACTED] South Milwaukee Street and contacted [REDACTED] and he verified his email he sent to Inspector Bearman and added that at [REDACTED] South Milwaukee Street there was a family there for about three years. Mr. [REDACTED] stated, but for the last six months it has been a steady stream of people that stay for one or two days and then the owners come by and clean. Mr. [REDACTED] stated that his issue is that there are constant parking issues with numerous cars on both side of the street from all the renters. When his daughter [REDACTED] she has nowhere to park.

On June 25, 2019 Your Affiant responded to 1465 South Columbine Street. Your Affiant contacted the [REDACTED] and she stated that a very nice young couple with kids live there but she could not recognize them from a photo. No one appeared to be home with the shades pulled and no lights on in the house.

On June 26, 2019 at approximately 6:30a.m., Your Affiant again responded to 1465 South Columbine Street and the house again appeared to be unoccupied. Your Affiant then conducted a computer check on Spencer Chase and the most current address for him is 1240 South Elizabeth. According to Licensing Technician Alex Cobell the house at 1465 South Columbine has been sold. Your Affiant responded to 1240 South Elizabeth Street and this house was under construction as a new build and according to the neighbors the builder has built numerous houses in the area and he is going to move in this house.

On June 27, 2019 your affiant conducted a computer check on Spencer Chase and his vehicles are all registered at 1240 South Elizabeth Street.

On June 28, 2019 your affiant has not been able to find a demolition permit pulled for 1117 South Milwaukee Street.

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At this time Your Affiant has not located where Spencer Chase is living although it is very clear he does not live at 1117 South Milwaukee Street.

Based on these facts your affiant has probable cause to believe that Spencer David Chase; Dob: 05/14/73 committed the crime of Attempt to Influence a Public Servant, CRS 18-8-306, a Class Four Felony, and your affiant respectfully requests an arrest warrant be issued so this investigation can be completed.

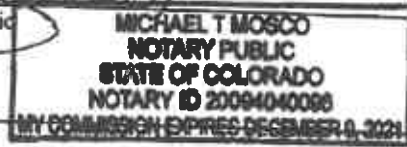
I affirm this information to be true and correct

[Signature]
Signature of Affiant

Subscribed under oath before me on

06/28/19 Date 1135 AM Time

[Signature]
Judge or Notary Public



My commission expires: _____

ARREST WARRANT

To all Sheriffs, Peace Officers and Police Officers with the said State:

You are hereby commanded to take the person of the defendant and bring him without unnecessary delay before a Judge of the County Court to be dealt with according to law.

Bail fixed at \$ At first appearance

[Signature]
Signature of Judge

Date June 28, 2019

Beth A. Faragher
Printed name of Judge

I HEREBY CERTIFY that I executed the above warrant on (date) 7-3-19 by taking SPENCER CHASE
(name of person arrested) into custody and placing said person in the DDC Jail for safekeeping until
further order of the court.

[Signature] 00003 CITAFIN-NCIC
Signature of Arresting Officer
FOR OFF. MENDOZA P14086