

**BY AUTHORITY**

2 ORDINANCE NO. \_\_\_\_\_  
3 SERIES OF 2025

COUNCIL BILL NO. CB25-1731  
COMMITTEE OF REFERENCE:  
Transportation & Infrastructure

**A BILL**

For an ordinance assessing the annual costs of the continuing care, operation, repair, maintenance and replacement of the South Broadway Streetscape (Wesley Avenue to Yale Avenue) Local Maintenance District upon the real property, exclusive of improvements thereon, benefited.

11 BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:

12       **Section 1.** Upon consideration of the recommendation of the Executive Director of the  
13 Department of Transportation and Infrastructure that an ordinance be enacted for the purpose of  
14 assessing the annual costs of the continuing care, operation, repair, maintenance and replacement  
15 of the South Broadway Streetscape (Wesley Avenue to Yale Avenue) Local Maintenance District  
16 ("South Broadway Streetscape (Wesley Avenue to Yale Avenue)"), for the upcoming year, upon the  
17 real property, exclusive of improvements thereon, benefited the Council finds, as follows:

18 (a) A local maintenance district providing for the continuing care, operation, repair,  
19 maintenance and replacement of the South Broadway Streetscape (Wesley Avenue to Yale  
20 Avenue), was created by Ordinance No. 145, Series of 2010;

21 (b) The annual cost of the continuing care, operation, repair, maintenance and  
22 replacement of the South Broadway Streetscape (Wesley Avenue to Yale Avenue) is \$101,000.00,  
23 which amount the Executive Director of the Department of Transportation and Infrastructure has the  
24 authority to expend for the purposes stated herein;

25 (c) The Executive Director of the Department of Transportation and Infrastructure has  
26 complied with all provisions of law relating to the publishing of notice to the owners of real properties  
27 to be assessed and to all persons interested generally, and the Council sitting as a Board of  
28 Equalization has heard and determined all written complaints and objections, if any, filed with the  
29 Executive Director of the Department of Transportation and Infrastructure; and

30 (d) The real property within the South Broadway Streetscape (Wesley Avenue to Yale  
31 Avenue) will be benefited in an amount equal to or in excess of the amount to be assessed against  
32 said property because of the continuing care, operation, repair, maintenance and replacement of  
33 said South Broadway Streetscape (Wesley Avenue to Yale Avenue).

1       **Section 2.** The annual cost of the continuing care, operation, repair, maintenance and  
 2 replacement of the South Broadway Streetscape (Wesley Avenue to Yale Avenue) to be assessed  
 3 against the real properties, exclusive of improvements thereon, benefited are hereby approved.

4       **Section 3.** The annual costs of the continuing care, operation, repair, maintenance and  
 5 replacement of the South Broadway Streetscape (Wesley Avenue to Yale Avenue) in the amount of  
 6 \$101,000.00 are hereby assessed against the real properties, exclusive of improvements thereon,  
 7 within said local maintenance district as follows:

8 NOTE: Where a series of lots is followed by "inclusive", the amount appearing after the series shall  
 9 be the total for all lots in the series. Where a series of lots is not followed by "inclusive", the amount  
 10 appearing after such series shall be the assessment for each lot in the series.

11      12 BREENLOW SUBDIVISION OF SOUTH DENVER

13      BLOCK 9

14      Lots 25-28, inclusive	\$2,699.77
15      Lot 29 & southerly 1/2 of Lot 30, inclusive	\$1,054.60
16      Lot 31 and northerly 1/2 of Lot 30, inclusive	\$1,054.60
17      Lots 32-33, inclusive	\$1,406.13
18      Lots 34-36, inclusive	\$2,109.19
19      Lots 37-42, inclusive	\$4,218.39
20      Lots 43-48, inclusive	\$4,218.39

21

22      BROADWAY HIGHLANDS

23      BLOCK 1

24      Lots 1-2, inclusive	\$1,406.13
25      Lots 3-8, inclusive	\$4,218.39
26      Lots 9-10, inclusive	\$1,406.13
27      Lots 11-12, inclusive	\$1,406.13
28      Lot 13 and northerly 1/3 of Lot 14, inclusive	\$938.17
29      Northerly 2/3 of Lot 15 & southerly 2/3 of Lot 14, inclusive	\$937.33
30      Lot 16 & southerly 1/3 of Lot 15, inclusive	\$937.33
31      Lots 17-18, inclusive	\$1,406.13
32      Lots 19-20, inclusive	\$1,406.13
33      Lots 21-22, inclusive	\$1,406.13
34      Lots 23-24, inclusive	\$1,406.13

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36      BROADWAY HIGHLANDS 2ND FILING

37      BLOCK 1

38      Lots 1-7, inclusive	\$4,921.45
39      Lots 8-10, inclusive	\$2,109.19
40      Lots 11-12, inclusive	\$1,406.13
41      Front 85' of Lots 13-15, inclusive	\$2,109.19
42      Lots 16-24, inclusive	\$6,254.46

43

44      FISK'S BROADWAY ADDITION

45      BLOCK 1

46      Lots 25-28, inclusive	\$2,812.26
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1	Lots 29-30, inclusive	\$1,406.13
2	Lots 31-33, inclusive	\$2,109.19
3	Lots 34-36, inclusive	\$2,109.19
4	Lots 37-39, inclusive	\$2,109.19
5	Lots 40-42, inclusive	\$2,109.19
6	Lots 43-44, inclusive	\$1,406.13
7	Lots 45-46, inclusive	\$1,406.13
8	Lots 47-48, inclusive	\$1,406.13
9		
10	Block 8	
11	Lots 25-30, inclusive	\$4,162.14
12	Lots 31-34, inclusive	\$2,812.26
13	Lots 35-40, inclusive	\$4,218.39
14	Lots 41-48, inclusive	\$5,624.52
15		
16	ROSEDALE	
17	BLOCK 21	
18	Lots 1-4, inclusive	\$2,812.26
19	Lots 5-7, inclusive	\$2,109.19
20	Lots 8-24, inclusive	\$11,952.10
21		

22        **Section 4.** The assessments made pursuant hereto shall be a lien in the several amounts  
 23 assessed against each lot or tract of land set forth in Section 3 herein, and such lien shall have the  
 24 priority of the lien for local public improvement districts.

25        **Section 5.** Without demand, said assessments as set forth in Section 3 herein, shall be due  
 26 and payable on the first day of January of the year next following the year in which this assessing  
 27 ordinance became effective, and said assessments shall become delinquent if not paid by the last  
 28 day of February of the year next following the year in which this assessing ordinance became  
 29 effective. A failure to pay said assessments as hereinabove set forth shall become a lien on the  
 30 property subject to the assessment, and such lien may be sold by the City as provided by the Charter  
 31 and ordinances of the City and County of Denver.

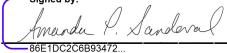
32        **Section 6.** Any unspent revenue and revenue generated through investment shall be  
 33 retained and credited to the South Broadway Streetscape (Wesley Avenue to Yale Avenue) Local  
 34 Maintenance District for future long term or program maintenance of the District.

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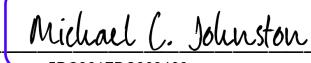
1 COMMITTEE APPROVAL DATE: November 12, 2025 by Consent

2 MAYOR-COUNCIL DATE: November 18, 2025

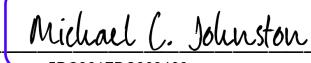
3 PASSED BY THE COUNCIL: 12/1/2025

4   
Signed by:  
Amanda P. Sandoval  
88E1DC2C6B83472...

Signed by:

5 APPROVED:   
Michael C. Johnston  
5DC361FDC863466...

- PRESIDENT

6 APPROVED:   
Michael C. Johnston  
5DC361FDC863466...

- MAYOR 12/3/2025

7 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
8 EX-OFFICIO CLERK OF THE  
CITY AND COUNTY OF DENVER

9 NOTICE PUBLISHED IN THE DENVER POST: \_\_\_\_\_ ; \_\_\_\_\_

10 PREPARED BY: Bradley T. Neiman, Assistant City Attorney DATE: November 20, 2025

11 Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of the  
12 City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
13 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
14 §3.2.6 of the Charter.

15  
16 Katie J. McLoughlin, Interim City Attorney

17 BY:   
Signed by:  
Jonathan Griffin  
B622307D59DE47B...

18 DATE: 11/19/2025 | 1:40 PM MST