

**BY AUTHORITY**

1                   2 ORDINANCE NO. \_\_\_\_\_  
2                   3 SERIES OF 2025

COUNCIL BILL NO. CB25-1522  
COMMITTEE OF REFERENCE:  
Transportation & Infrastructure

**A BILL**

6                   7 For an ordinance approving the 2026 annual costs of the continuing care,  
7                   8 operation, repair, maintenance and replacement of the Tennyson Streetscape  
8                   9 (Portions of West 38th Avenue to West 44th Avenue) Local Maintenance District,  
9                   10 in Council District 1.

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 Tennyson Streetscape (Portions of West 38th Avenue to West 44th Avenue) Local  
16 Maintenance District ("Tennyson Streetscape (Portions of West 38th Avenue to West 44th  
17 Avenue)"), for the upcoming year, upon the real property, exclusive of improvements thereon,  
18 benefited, the Council finds, as follows:

19                   (a) A local maintenance district providing for the continuing care, operation, repair,  
20 maintenance and replacement of the Tennyson Streetscape (Portions of West 38th Avenue to West  
21 44th Avenue), was created by Ordinance No. 345, Series of 2009;

22                   (b) The annual cost of the continuing care, operation, repair, maintenance and  
23 replacement of the Tennyson Streetscape (Portions of West 38th Avenue to West 44th Avenue) is  
24 \$117,480.00, which amount the Executive Director of the Department of Transportation and  
25 Infrastructure has the authority to expend for the purposes stated herein;

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

31                   (d) The real property within the Tennyson Streetscape (Portions of West 38th Avenue to  
32 West 44th Avenue) will be benefited in an amount equal to or in excess of the amount to be assessed  
33 against said property because of the continuing care, operation, repair, maintenance and  
34 replacement of said Tennyson Streetscape (Portions of West 38th Avenue to West 44th Avenue).

1       **Section 2.** The annual cost of the continuing care, operation, repair, maintenance and  
 2 replacement of the Tennyson Streetscape (Portions of West 38th Avenue to West 44th Avenue) to  
 3 be assessed against the real properties, exclusive of improvements thereon, benefited are hereby  
 4 approved.

5       **Section 3.** The annual costs of the continuing care, operation, repair, maintenance and  
 6 replacement of the Tennyson Streetscape (Portions of West 38th Avenue to West 44th Avenue) in  
 7 the amount of \$117,480.00 are hereby assessed against the real properties, exclusive of  
 8 improvements thereon, within said local maintenance district as follows:

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

12	EDBROOKE'S RESUBDIVISION OF BLOCK 32 BERKELEY	
13	BLOCK 32	
14	Lots 25-28, inclusive	\$3,192.87
15		
16	FIRST ADDITION TO BERKELEY	
17	BLOCK 8	
18	Lots 20-24, inclusive, except rear 8'	\$3,990.26
19		
20	MOUNTAIN VIEW	
21	BLOCK 1	
22	East 90' of Lot 12 & Lot 13, inclusive	\$1,696.54
23	Lots 14-15, inclusive	\$1,696.54
24	Lots 16-19, inclusive	\$3,393.10
25	Lot 20 and northerly 15' of Lot 21, inclusive	\$1,357.26
26	Lots 22-23 & southerly 10' of Lot 21, inclusive	\$2,205.49
27		
28	BLOCK 3	
29	Lots 1-6, inclusive, except rear 5'	\$5,086.24
30	Lots 7-8, inclusive, except rear 5'	\$1,693.85
31		
32	BLOCK 4	
33	Lots 1-8, inclusive, except rear 5'	\$6,820.10
34	Lots 9-10, inclusive, except rear 5'	\$1,696.54
35	Lot 11 & northerly 20' of Lot 12, inclusive, except rear 5'	\$1,526.81
36	Lot 13 & southerly 5' of Lot 12, inclusive, except rear 5'	\$1,017.40
37	Lot 14 & northerly 1/2 of Lot 15, inclusive, except rear 5'	\$1,272.42
38	Lot 16 & southerly 1/2 of Lot 15, inclusive, except rear 5'	\$1,272.42
39	Lots 17-18, inclusive, except rear 5'	\$1,696.54
40	Lots 19-20, inclusive, except rear 5'	\$1,696.54
41	Lots 21-24, inclusive, except rear 5'	\$3,389.69
42		
43		

1	RESUBDIVISION OF BLOCK 2 AND A PART OF BLOCK 1	
2	Lots 1-4, inclusive	\$4,522.98
3	Lot 5	\$1,129.90
4	Lot 6	\$1,129.90
5	Lot 7	\$1,129.90
6	Lot 8 & strip 8.33' north/south & 126.3' east/west which lies south of Lot 8 &	
7	reserved alley in rear Lot 8, inclusive	\$1,129.90
8		
9	THOMPSON'S SUBDIVISION OF BLOCKS 2, 3, 7, 10 AND 20 ARGYLE PARK	
10	BLOCK 2	
11	Lot 1 & northerly 20' of Lot 2, inclusive	\$1,526.81
12	Southerly 5' of Lot 2 & Lots 3-4, inclusive	\$1,872.98
13	Lot 5 & northerly 1/2 of Lot 6, inclusive	\$1,272.42
14	Lot 7 & southerly 1/2 of Lot 6, inclusive	\$1,272.42
15	Lots 8-9, inclusive, except southerly 21.72' of Lot 9	\$960.24
16	Southerly 21.72' of Lot 9	\$736.30
17	Lot 10	\$848.28
18	Lots 11-12, inclusive	\$1,696.54
19	Lot 13	\$848.28
20	Lot 14	\$848.28
21	Lots 15-18, inclusive	\$3,460.93
22		
23	BLOCK 3	
24	Lot 1 and northerly 1/3 of Lot 2, inclusive	\$1,129.90
25	Southerly 2/3 of Lot 2 & northerly 21.33' of Lot 3, inclusive	\$1,289.39
26	The southerly 3.67' of Lot 3 & all of Lot 4, inclusive	\$973.81
27	Lots 5-6, inclusive	\$1,696.54
28	Lot 7	\$848.28
29	Lot 8	\$848.28
30	Lots 9-10, inclusive	\$1,696.54
31	Lots 11-12, inclusive	\$1,696.54
32	Lots 13-14, inclusive	\$1,696.54
33	Lots 15-16, inclusive	\$1,696.54
34	Lots 17-18, inclusive	\$1,730.46
35		
36	T.J. O'DONNELL'S RESUBDIVISION OF BLOCK 5 ARGYLE PARK	
37	BLOCK 5	
38	Lots 1-4, inclusive	\$3,684.91
39	Lots 5-7, inclusive	\$2,544.82
40	Lots 8-9, inclusive	\$1,696.54
41	Lots 10-12, inclusive	\$2,544.82
42	Lots 13-14, inclusive	\$1,696.54
43	Lot 15 & northerly 0.5' of Lot 16, inclusive	\$865.25
44	Lots 16-20, except northerly 0.5' of Lot 16, inclusive	\$4,282.06
45		
46	WEBER AND OWENS SUBDIVISION OF BLOCKS 1, 4, 6, 9, 12, 14 AND 19 ARGYLE PARK	
47	BLOCK 4	
48	Lots 1-4, inclusive, except part to City	\$2,544.82
49	Lots 5-6, inclusive	\$1,696.54
50	Lots 7-8, inclusive	\$1,696.54

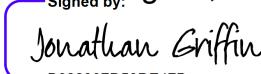
1	Lot 9	\$848.28
2	Lot 10	\$848.28
3	Lot 11 & northerly 3' of Lot 12, inclusive	\$950.04
4	Lot 13 & southerly 22' of Lot 12, inclusive	\$1,595.86
5	Lot 14	\$848.28
6	Lot 15-16, inclusive	\$1,696.54
7	Lot 17-18, inclusive	\$1,323.32
8	Lots 19-20, inclusive	\$1,727.08

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

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

20       **Section 6.** Any unspent revenue and revenue generated through investment shall be  
21 retained and credited to the Tennyson Streetscape (Portions of West 38th Avenue to West 44th  
22 Avenue) Local Maintenance District for future long term or program maintenance of the District.

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1 COMMITTEE APPROVAL DATE: October 22, 2025 by Consent  
2 MAYOR-COUNCIL DATE: October 28, 2025 by Consent  
3 PASSED BY THE COUNCIL: \_\_\_\_\_  
4 \_\_\_\_\_ - PRESIDENT  
5 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_  
6 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
7 EX-OFFICIO CLERK OF THE  
8 CITY AND COUNTY OF DENVER  
9 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_ ; \_\_\_\_\_  
10 PREPARED BY: Bradley T. Neiman, Assistant City Attorney DATE: October 30, 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:  <sup>Signed by:</sup> Jonathan Griffin, Assistant City Attorney DATE: 10/29/2025 | 12:38 PM MDT  
18 B022307D59DE47B...