



**DENVER**  
THE MILE HIGH CITY

**Department of Public Works**  
Districts Management Office

201 W. Colfax Avenue, Dept. 509  
Denver, CO 80202  
<http://www.denvergov.org>

September 1, 2011

Re: South Broadway Streetscape (Arizona Avenue to Iowa Avenue) Local Improvement District

Dear Property Owner:

Enclosed for your information is a copy of the Notice of Completion for the South Broadway Streetscape (Arizona Avenue to Iowa Avenue) Local Improvement District. This Notice describes the assessments by subdivision, block and lot which describe the improvement district area. This Notice will be the basis for which the property listed in your name will be assessed a proportionate share of the cost. This ad was posted in the Daily Journal on August 30, 31, September 1, 2011. This improvement district is in Council District 7.

This Improvement District was created for the construction and installation of streetscape improvements (including amenities within the medians) which were authorized for said district by Ordinance No. 37, Series of 2008 of the City and County of Denver.

The assessment may be paid in full prior to November 1, 2011 with a discount of five percent (5%), or it may be paid without discount in twelve annual installments beginning January 1, 2012.

City Council, at its regular meeting October 10<sup>th</sup>, 2011, will sit as a Board of Equalization to hear and consider all **WRITTEN complaints and objections** filed with the Manager of Public Works, District Management Office, 201 W. Colfax, Dept. 509, Denver, Colorado 80202, **by 5:00 p.m.**, local time, September 21<sup>st</sup>, 2011. City Council may confirm the apportionment proposed or make any modifications, which may seem equitable and just.

If you wish additional information or clarification of the enclosed local notice, please contact me at 720.913.4503. We appreciate your interest in this matter and welcome the opportunity to be of further assistance to you.

Sincerely,

Brendan Kelly, P.E.  
Districts Management Office



**Protecting the Present & Building the Future**  
Accountability, Innovation, Empowerment, Performance, Integrity,  
Diversity, Teamwork, Respect, Excellence, Safety

**NOTICE OF COMPLETION  
OF A LOCAL IMPROVEMENT DISTRICT  
AND THE APPORTIONMENT OF THE COST THEROF**

To the owners of the real estate hereinafter described, said real estate comprising the district of lands known at the South Broadway Streetscape (Arizona Avenue to Iowa Avenue) Local Improvement District and to all persons interested generally.

NOTICE IS HEREBY GIVEN

The construction and installation of streetscape improvements (including amenities within the medians) which were authorized for said district by Ordinance No. 37, Series of 2008 of the City and County of Denver, have been completed and accepted; the whole cost of said improvement is \$529,441 which includes the costs of collection and other incidentals; it is proposed that the aforesaid whole cost of \$529,441 shall be apportioned as follows to wit:

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

FLEMING'S BROADWAY ADDITION  
BLOCK 4

Lot 1 - Lot 5, inclusive except part of west to City .....	\$ 14,021.57
Lot 6 - Lot 7, inclusive, except part on west to City .....	\$ 5,608.57
Lot 8 - Lot 10, inclusive, except part on west to City .....	\$ 8,412.91
Lot 11 except part on west to City .....	\$ 2,804.33
Lot 12 - Lot 13, inclusive, except part on west to City .....	\$ 5,608.57
Lot 14 - Lot 15, inclusive, except part on west to City .....	\$ 5,608.57
Lot 16 - Lot 17, inclusive, except part on west to City .....	\$ 5,608.57
Lot 18 - Lot 19, inclusive, except part on west to City .....	\$ 5,608.57
Lot 20 - Lot 22, inclusive, except part on west to City .....	\$ 8,412.91
Lot 23 - Lot 24, inclusive, except part on west to City .....	\$ 5,608.57

JEROME'S BROADWAY SUBDIVISION SECOND FILING  
BLOCK 2

Lot 25 - Lot 28, inclusive .....	\$ 11,217.24
Lot 29 - Lot 34, inclusive .....	\$ 16,825.81

JEROME'S BROADWAY SUBDIVISION SECOND FILING, BLOCK 2 AND OVERLAND PARK SUBDIVISION, BLOCK 1

Lot 8 - Lot 11, Overland Park Subdivision, Block 1; together with Lot 18 - Lot 24, Jerome's Broadway Subdivision Second Filing, Block 2; together with an unplatted parcel of land described as follows, a portion of the northeast 1/4 of the northwest 1/4, Section 22, Township 4 South, Range 68 east of the 6<sup>th</sup> Prime Meridian, beginning at the northwest corner of Lot 11, Block 1 of Overland Park Subdivision, thence north along the east line of the alley in said Block 1 and said line extended northerly to the southwest corner of Lot 18, Block 2, said Jerome's Broadway Subdivision Second Filing, thence east along the south line of said Lot 18 to the southeast corner thereof, thence south along the west line of Broadway to the northeast corner of said Lot 11, Block 1 of Overland Park Subdivision, thence along the north line of said Lot 11 to the point of beginning. .... \$ 38,687.78

OVERLAND PARK SUBDIVISION  
BLOCK 2

Lot 25 - Lot 30, inclusive	.....	\$ 16,825.81
Lot 31 - Lot 35, inclusive	.....	\$ 14,021.48
Lot 36 - Lot 37, inclusive	.....	\$ 5,608.57
Lot 38 - Lot 41, inclusive	.....	\$ 11,217.24
Lot 42 - Lot 43, inclusive	.....	\$ 5,608.57
Lot 44 - Lot 45, inclusive	.....	\$ 5,608.57
Lot 46 - Lot 48, inclusive	.....	\$ 8,412.91

BLOCK 5

Lot 24 - Lot 25, inclusive	.....	\$ 5,608.57
Lot 26	.....	\$ 2,804.33
Lot 27 - Lot 31, inclusive	.....	\$ 14,021.48
Lot 32 - Lot 33, inclusive	.....	\$ 5,608.57
Lot 34 & south 24.25' of Lot 35	.....	\$ 5,524.49
Lot 36 - Lot 37, inclusive, & north 9" of Lot 35	.....	\$ 5,692.75
Lot 38 - Lot 39, inclusive	.....	\$ 5,608.57
Lot 40 - Lot 41, inclusive	.....	\$ 5,608.57
Lot 42 - Lot 43, inclusive, beginning 16.37' south of northeast corner Lot 43 thence west 22.25' southwest 3.61' west 34.75' south 0.5' west 65' south 31.13' east 125' north 33.63' to point of beginning.....	.....	\$ 3,772.31
Beginning at the northeast corner of Lot 43 south 16.37' west 22.25' southwest 3.62' to a point 25.25' west of east line & 18.37' south of north line Lot 43 west 34.75' south 0.5' west 65' north 18.87' east 125' more or less	.....	\$ 1,836.26
Lot 44	.....	\$ 2,804.33
Lot 45 - Lot 46, inclusive	.....	\$ 5,608.57

BLOCK 6

Lot 25 - Lot 28, inclusive	\$ 11,217.24
Lot 29 - Lot 30, inclusive	\$ 5,608.57
Lot 31 - Lot 32, inclusive	\$ 5,608.57
Lot 33 - Lot 36, inclusive	\$ 11,217.24
Lot 37 - Lot 38, inclusive	\$ 5,608.57
Lot 39	\$ 2,804.33
Lot 40	\$ 2,804.33
Lot 41 - Lot 48, inclusive	\$ 22,434.48

SHERMAN SUBDIVISION

BLOCK 9

Lot 1 - Lot 3, inclusive, and that part of Lot 4 beginning northeast corner of Lot 1 thence south 81.47' west 126.47' north 81.12' east 126.45' to point of beginning	\$ 9,099.39
Lot 4 - Lot 8, inclusive, except south 7' of Lot 8 & except beginning northeast corner Lot 4 thence south 6.47' west 126.47' north 6.12' east 126.45' to point of beginning	\$ 12,549.82
Lot 9 & south 7' of Lot 8	\$ 3,589.52
Lot 10	\$ 2,804.33
Lot 11 - Lot 13, inclusive & north 1/2 of Lot 14	\$ 9,815.12
Lot 15 & south 1/2 of Lot 14	\$ 4,206.45
Lot 16 - Lot 23, inclusive	\$ 22,434.48

BLOCK 24

Lot 1 - Lot 2, inclusive	\$ 5,608.66
North 24.675' of Lot 3	\$ 2,767.90
Lot 4 - Lot 5, inclusive, & south 0.325' of Lot 3	\$ 5,645.10
Lot 6 - Lot 11, inclusive	\$ 16,825.81
Lot 12 - Lot 17, inclusive	\$ 16,825.81
Lot 18	\$ 2,804.33
Lot 19 & north 7.5' of Lot 20	\$ 3,645.61
Lot 21 - Lot 22, inclusive, & south 17.5' of Lot 20	\$ 7,571.63
Lot 23	\$ 2,804.33
Lot 24	\$ 2,804.33

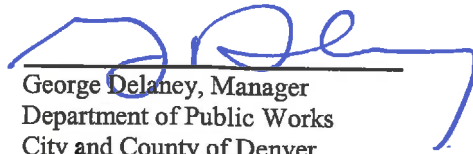
BLOCK 25

Lot 1 - Lot 3, inclusive	\$ 8,412.91
Lot 4 - Lot 5, inclusive	\$ 5,608.57
Beginning northwest corner Lot 6 thence south 37.5' thence east 13.2' thence northwest to a point on the north line of Lot 6 12.98' east of northwest corner thence west to point of beginning	\$ 4,206.45
Lot 8 & south 1/2 of Lot 7	\$ 4,206.45
Lot 9 - Lot 10, inclusive	\$ 5,608.66
Lot 11 - Lot 12, inclusive	\$ 5,608.66
Lot 13 except south 10.50' thereof & except part for South Broadway	\$ 1,626.55
South 10.50' of Lot 13 & north 9.40' of Lot 14 except part for South Broadway	\$ 2,232.27
South 15.60' of Lot 14 - Lot 15, inclusive, except south 22.60' thereof except part for South Broadway	\$ 2,019.05
North 16' of south 22.60' of Lot 15 except part for South Broadway	\$ 1,794.72
South 6.60' of Lot 15 - Lot 16, inclusive, except south 13.60' thereof & except part for South Broadway	\$ 2,019.05
South 13.60' of Lot 16 - Lot 17, inclusive, except south 20.60' thereof except part for South Broadway	\$ 2,019.05

North 16' of south 20.60' of Lot 17 except part for South Broadway.....	\$	1,794.72
South 4.60' of Lot 17 - Lot 18, inclusive, except south 9.70' thereof except part for South Broadway	..... \$	2,232.27
Lot 19 & south 9.7' Lot 18	..... \$	3,892.38
Lot 20 - Lot 23, inclusive	..... \$	11,217.24

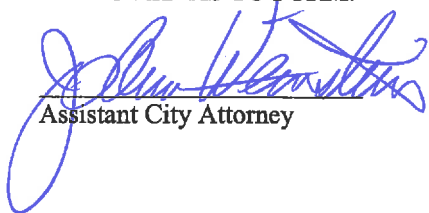
You are hereby notified that, pursuant to the Denver Revised Municipal Code Section 20-209, written complaints and objections to the proposed assessment must be filed with the Denver Manager of Public Works, District Management Office, 201 W. Colfax, Dept. 509, Denver, Colorado 80202, by **no later than 5:00 p.m., local time on the 21<sup>st</sup> day of September, 2011**, for such written complaints and objections to be heard and determined by the Denver City Council, sitting as the Board of Equalization, at its regularly scheduled meeting on the 10<sup>th</sup> day of October, 2011, or at such later date as set by the Council sitting as the Board of Equalization.

Dated: August 30, 2011

  
 George Delaney, Manager  
 Department of Public Works  
 City and County of Denver

Publication Dates: August 30, 31, September 1, 2011  
 Published in The Daily Journal

APPROVED AS TO FORM:

  
 Assistant City Attorney