

1 **BY AUTHORITY**

2 ORDINANCE NO. \_\_\_\_\_  
3 SERIES OF 2023

COUNCIL BILL NO. CB23-1625  
COMMITTEE OF REFERENCE:  
4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance assessing the annual costs of the continuing care, operation,**  
7 **security, repair, maintenance, and replacement of Skyline Park Local**  
8 **Maintenance District upon the real property, exclusive of improvements**  
9 **thereon, benefited.**

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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, security, repair, maintenance and  
15 replacement of Skyline Park Local Maintenance District (“Skyline Park LMD”), for the upcoming year,  
16 upon the real property, exclusive of improvements thereon, benefited the Council finds, as follows:

17 (a) A local maintenance district providing for the continuing care, operation, security,  
18 repair, maintenance and replacement of Skyline Park LMD, was created by Ordinance No. 1321,  
19 Series of 2018, as amended and restated by Ordinance No. 921, Series of 2021;

20 (b) The annual cost of the continuing care, operation, security, repair, maintenance and  
21 replacement of Skyline Park LMD is \$479,109.00, which amount the Executive Director of the  
22 Department of Transportation and Infrastructure has the authority to expend for the purposes stated  
23 herein;

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

29 (d) The real property within Skyline Park LMD currently has sufficient reserves to pay for  
30 \$38,109.00 of the 2024 annual costs of the continuing care, operation, security, repair, maintenance  
31 and replacement of said Skyline Park LMD;

32 (e) The portion of the annual costs for the continuing care, operation, security, repair,  
33 maintenance and replacement of the Skyline Park LMD to be assessed against the properties,  
34 exclusive of improvements thereon, benefited is \$441,000.00; and

35 (f) The real property within the Skyline Park LMD will be benefited in an  
36 amount equal to or in excess of the amount to be assessed against said property because

1 of the continuing care, operation, repair, maintenance and replacement of said Skyline Park LMD.

2 **Section 2.** The annual cost of the continuing care, operation, security, repair, maintenance  
3 and replacement of Skyline Park LMD to be assessed against the real properties, exclusive of  
4 improvements thereon, benefited are hereby approved.

5 **Section 3.** The annual costs of the continuing care, operation, repair, maintenance and  
6 replacement of the Skyline Park LMD in the amount of \$441,000.00 are hereby assessed against  
7 the real properties, exclusive of improvements thereon, within said local maintenance district as  
8 follows:

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

12		
13	East Denver. Block 78, Lots 17 to 32	\$6,699.56
14	East Denver, Block 96 & vacated alley	\$63,648.69
15	East Denver, Block 77, Lots 1 to 16 & northwest 25 feet,	
16	Lots 17 to 32 & vacated alley adjacent	\$77,603.48
17	Tabor Center Condos Unit 1, per Declaration	
18	Recorded 1/22/97, at Reception Nos. 9700008002 and 9700008003	\$22,950.14
19	Tabor Center Condos Unit 3, per Declaration Recorded 1/22/97,	
20	at Reception Nos. 9700008002 and 9700008003	\$46,366.84
21	D & F Tower Condos Unit B	\$561.62
22	D & F Tower Condos Unit 2	\$144.37
23	D & F Tower Condos Unit 3	\$154.93
24	D & F Tower Condos Unit 4	\$204.45
25	D & F Tower Condos Unit 5	\$154.93
26	D & F Tower Condos Unit 6	\$154.93
27	D & F Tower Condos Unit 7	\$154.93
28	D & F Tower Condos Unit 8	\$154.93
29	D & F Tower Condos Unit 9	\$154.93
30	D & F Tower Condos Unit 10	\$154.93
31	D & F Tower Condos Unit 11	\$154.93
32	D & F Tower Condos Unit 12	\$154.93
33	D & F Tower Condos Unit 13	\$154.93
34	D & F Tower Condos Unit 15	\$76.26
35	D & F Tower Condos Unit 16	\$154.93
36	D & F Tower Condos Unit 17	\$416.60
37	East Denver Block 97 Lots 1 to 32 & vacated alley adjacent	\$50,254.14
38	East Denver Block 98 Lots 1 to 32 & vacated alley	\$8,359.84
39	East Denver Block 75 Lots 1 to 32 inclusive	
40	together the vacated alley in said Block 75, except the Reserved	
41	Parcels A, B and C per City and County of Denver	
42	Clerk and Recorder’s reception number 2014050021	\$97,631.28

1 East Denver Block 74 Lot 1 through 32 inclusive  
2 together with the vacated alley adjacent per Ordinance No.346  
3 Series 1974 and except Parcels A and B per City and County of Denver  
4 Clerk and Recorder's reception number 2015069282 \$64,378.44

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

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

16 **Section 6.** Any unspent revenue and revenue generated through investment shall be  
17 retained and credited to the Skyline Park Local Maintenance District for future long term or program  
18 maintenance of the District.

19 COMMITTEE APPROVAL DATE: October 31, 2023 by Consent

20 MAYOR-COUNCIL DATE: November 7, 2023 by Consent

21 PASSED BY THE COUNCIL: November 20, 2023

22  \_\_\_\_\_ - PRESIDENT

23 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

24 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
25 EX-OFFICIO CLERK OF THE  
26 CITY AND COUNTY OF DENVER

27 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_ ; \_\_\_\_\_

28 PREPARED BY: Bradley T. Neiman, Assistant City Attorney DATE: November 9, 2023

29 Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of the  
30 City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
31 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to §  
32 3.2.6 of the Charter.

33  
34 Kerry Tipper, Denver City Attorney

35 BY: Anshul Bagga, Assistant City Attorney DATE: Nov 8, 2023  
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