

**NOTICE TO THE OWNERS OF THE REAL PROPERTIES TO BE ASSESSED
AND TO ALL PERSONS INTERESTED GENERALLY**

To the owners of the real properties, exclusive of improvements thereon, to be assessed and to all persons interested generally.

You are hereby notified that the 2022 budget for the continuing care, operation, repair, maintenance, and replacement of the Phase II Broadway Pedestrian Mall is \$357,276.73. Said local maintenance district was created by Ordinance No. 819, Series of 1993. This district is located in two areas. The first area is located along both sides of Broadway between 2nd Avenue and Bayaud Avenue. The second area is located along both sides of South Broadway from Alameda Avenue to Center Avenue and along both sides of East Alameda Avenue from South Cherokee Street to the centerline of South Broadway.

It is proposed that the costs of \$357,276.73 for the continuing care, operation, repair, maintenance, and replacement of the Phase II Broadway Pedestrian Mall shall be apportioned and assessed among the real properties benefited, exclusive of improvements thereon, as follows:

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.

ALKIRE BROTHER’S ADDITION TO BROADWAY TERRACE

BLOCK 1

Lots

11-13 and the North 1/2 of Adj. Vacated West Irvington Place, inclusive	\$4,600.12
14-17, inclusive	\$3,998.99
18-20, inclusive	\$2,999.24

MONTELIUS & WALKER ADDITION

BLOCK 1

Lots

1-3, inclusive	\$10,565.79
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BROADWAY TERRACE

BLOCK 13

Lots

15-16, South 16.24' 17, inclusive	\$4,202.31
North 33.76' 17, 18, South 1/2 19, inclusive	\$4,352.79
North 1/2 19, 20, inclusive	\$3,001.65

**BUSBY AND WILLIAMS RESUBDIVISION OF BLOCK SIX AND PART OF BLOCK SEVEN
IN GALLUP'S SOUTH BROADWAY SUBDIVISION**

BLOCK 6

Lots

2-6, Exc rear 6', inclusive	\$6,833.35
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BYERS SUBDIVISION

BLOCK 38

Lots 44-48, inclusive, and the east half of the vacated alley adjacent to Lot 44.

Schedule #0515204047000	\$5,122.81
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BLOCK 40	
Lots	
1-5, inclusive	\$5,122.81
Byers Sub B40 43-48 Exc	
Beg SW Cor 43 Th N 128.03' W	
5.39' S 128.03Ft W 5.39' to	
POB, inclusive	\$5,122.81
That portion of land as described in Schedule #0515205028000	\$5,968.47
BLOCK 44	
All of Block 44, and the west half of adjacent vacated South Bannock St.,	
and the north half of adjacent vacated west Nevada Pl.; Excepting there	
from the north 10 feet of said Block 44	\$26,572.97
BLOCK 45	
Lots	
25-27, inclusive	\$3,001.65
28, West 1/2 29, inclusive	\$1,500.82
East 1/2 29, 30, inclusive	\$1,500.82
31-34, inclusive	\$4,002.19
35-39, West 1/2 40, inclusive	\$5,503.02
East 1/2 40, 41, inclusive	\$1,500.82
42, West 1/2 43, inclusive	\$1,500.82
44-48 & East 1/2 43, inclusive	\$5,503.02
BYERS RESUBDIVISION OF BLOCKS 37 AND 39	
BYERS SUBDIVISION	
BLOCK 38	
That portion of land as described in Schedule #0515204052000	\$40,812.78
That portion of land as described in Schedule #0515204053000	\$1,640.90
BLOCKS 39 - 42	
That portion of land as described in Schedule Number 0515205015000	\$5,322.92
That portion of land as described in Schedule Number 0515205017000	\$5,124.01
That portion of land as described in Schedule Number 0515205027000	\$2,721.49
EXPOSITION ADDITION	
BLOCK 1	
Lots	
1-7, inclusive	\$7,003.84
8-10, inclusive	\$3,001.65
11-12, inclusive	\$2,001.10
13-14, inclusive	\$2,001.10
15-16, inclusive	\$2,001.10
17	\$1,000.55
18-21, North 6.25' 22, inclusive	\$4,252.33
South 1/2 23, 24, inclusive	\$2,751.51
GALLUP'S RESUBDIVISION OF BLOCK 4 AND PART OF BLOCK 5 OF GALLUP'S	
BROADWAY SUBDIVISION	
BLOCK 4	
Lots	
1-4, inclusive	\$3,642.00
5-6, inclusive	\$2,001.10
7-9, North 20.8' 10, inclusive	\$3,834.10
South 4.2' 10, 11-12, inclusive	\$1,168.64

BLOCK 5

Lots

North 50' West 1/2 Block 5	\$2,001.10
South 50' North 100' West 1/2 Block 5	\$2,001.10

GREENWAY'S RESUBDIVISION OF BLOCK 36 BYER'S SUBDIVISION

BLOCK 36

Lots

9-10, inclusive	\$5,362.94
11, East 8.33' 12, inclusive	\$1,333.93
West 16.67' 12, East 21.67' 13, inclusive	\$1,534.44
West 3.33' 13, 14, East 5' 15, inclusive	\$1,333.93
West 20' 15, East 11.67' 16, inclusive	\$1,267.50
West 13.33' 16, East 18.33' 17, inclusive	\$1,267.09
West 6.67' 17, 18, inclusive	\$1,267.50
19, East 1/2 20, inclusive	\$1,440.79
West 1/2 20, 21, 22, inclusive	\$2,561.40
23-28, inclusive	\$6,003.29

KETTLE'S ADDITION TO DENVER

BLOCK 3

Lots

1-24 & Vacated Alley, inclusive	\$12,006.55
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ONE BROADWAY PLAZA SUBDIVISION

BLOCK 1

That part of One Broadway Plaza Subdivision, defined as follows: Beginning at the southwest corner of Broadway and Vacated West Irvington Place; thence southerly along the west line of Broadway a distance of 259.93 feet; thence westerly on an angle to the right of 89°56' 37" a distance of 165.50 feet; thence northerly on an angle to the right of 90°03'23" a distance of 112.70 feet; thence easterly on an angle to the right of 90°00'00" a distance of 17.50 feet; thence northerly on an angle to the right of 90°00'00" a distance of 33.00 feet; thence on an angle to the right of 90°00'00" a distance of 18.75 feet; thence northerly on an angle to the right of 90°00'00" a distance of 114.21 feet to the south line of Vacated West Irvington Place; thence easterly along said south line a distance of 166.75 feet to the Point of Beginning, and the south 1/2 of adjacent Vacated West Irvington Place.

\$12,003.78

PATTERSON'S SUBDIVISION

BLOCK 1

Lots

1-5, 47, adj. vacated alley, inclusive	\$5,002.74
North 75' 6-8, and the North 75' of the East 15' 9, inclusive	\$3,001.65
9 Exc. the North 75' of the East 15' and 10-12, inclusive	\$2,001.10

PIERCE AND HINMAN'S ADDITION TO BROADWAY TERRACE

BLOCK 1

Lots

1-4, inclusive	\$3,997.39
5	\$999.35
6	\$999.35
7	\$999.35
8, North 16' 9, inclusive	\$1,639.70
South 8.97' 9, 10, North 16' 11, inclusive	\$1,998.70
South 8.97' 11, 12, inclusive	\$1,358.34
13	\$999.35
14	\$999.35
15	\$999.35
16-17, inclusive	\$1,998.70
18-19, inclusive	\$1,998.70
20-22, inclusive	\$2,998.04
23-24, inclusive	\$1,838.61

POMEROY'S SOUTH BROADWAY SUBDIVISION

BLOCK 1

1-6, and the North 22.5' Lot 1, Block 2, inclusive	\$6,719.69
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BLOCK 2

Lots

1 Exc. the North 22.5', 2-3, inclusive	\$2,109.56
4, North 10.07' 5, inclusive	\$1,406.37
South 15' 5, 6 and Lots 1-4, Block 3, inclusive	\$5,617.08

BLOCK 3

Lots

5-6 and Lot 1, Block 4, inclusive	\$3,010.05
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BLOCK 4

2	\$1,003.35
3	\$1,003.35
4-6, inclusive	\$2,809.14

SNYDER'S SUBDIVISION TO DENVER

BLOCK 1

West 125' 1-5, inclusive	\$4,900.69
West 125' 6-7, inclusive	\$1,960.28
West 125' 8-9, inclusive	\$1,960.28
West 125' 10-15, inclusive	\$5,880.83
West 125' 16-17, inclusive	\$1,960.28
West 125' 18-19, inclusive	\$1,960.28
West 125' 20-21 and a Strip 0.85' Wide on the West and 0.95' Wide on the East on the North Side of the West 125' Lot 22, inclusive	\$1,994.29
West 125' 22 Exc. a Strip 0.85' Wide on the West and 0.95' Wide on the East on the North Side of the West 125' Lot 22, West 125' 23-24, inclusive	\$2,906.39

UNPLATTED

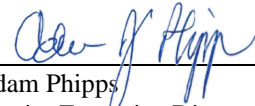
That portion of land as described in Schedule Number 0515200048000	\$4,922.70
That portion of land as described in Schedule Number 0515205032000	\$15,013.03
That portion of land as described in Schedule Number 0515205033000	\$484.67
The south 42 feet of the NE 1/4, of the SE 1/4, of the NW 1/4 of SEC 15, TWP 4S, RNG 68W of the 6 th PM, City and County of Denver, State of Colorado. Schedule #0515200037000	\$1,680.92

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 Transportation and Infrastructure, Districts Management Office, 201 W. Colfax, Dept. 509, Denver, Colorado 80202. Such complaints must be received **no later than 5:00 p.m., local time on October 21, 2021**, for such written complaints and objections to be heard by the Denver City Council, sitting as the Board of Equalization, at its regularly scheduled meeting on November 8, 2021, or at such later date as set by the Council sitting as the Board of Equalization.

Additional information about this Local Maintenance District can be found on the City's Website. To view this information, go to:

<https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/district-management-office/individual-lmd-information.html>

Dated: September 29, 2021



Adam Phipps
Interim Executive Director of
Transportation and Infrastructure
City and County of Denver

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APPROVED AS TO FORM:



Assistant City Attorney