CITY AND COUNTY OF DENVER
Department of Public Works – Infrastructure Planning & Programming, Dept. 509

BASIC STEPS FOR CREATING A LOCAL MAINTENANCE DISTRICT (LMD)

Initiate Request to City to establish a Local Maintenance District

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Review by City
(determines whether to abandon or proceed with request)

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Petition the neighborhood for support of an LMD
(requires signatures of not less than 35% of the owners of land abutting the proposed district)

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Set a Public Hearing date and publish Notice of Proposed District

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Allow 20-day protest period before Public Hearing
(if property owners representing at least 50% of the assessed value in the petitioned LMD, file written objections within the protest period, the LMD cannot go forward)

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Hold Public Hearing
(depending on outcome, Public Works Manager submits Ordinance)

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Annual budget developed, assessments are calculated

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Official Notice is published, property owners are notified by mail

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City Council sits as the Board of Equalization, approves final assessment by ordinance.

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Final assessments are published, property owners notified by mail.

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Property owners have until February 28th to pay their assessment