

RESIDENTIAL REMEDIAL PLAN				
I. OWNER INFORMATION				
LAST NAME	FIRST NAME	M.I.	JR., III	D.O.B.
				/ /
CURRENT STREET ADDRESS (P.O. Box Unacceptable)		CITY		STATE ZIP
HOME PHONE NO.	WORK PHONE NO.	Extension		
II. ZONING OR BOARD OF ADJUSTMENT APPROVAL				
A. Have you applied for any zoning permits for your property? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, filing date: _____				
B. Have you applied for rezoning permit of your property? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, filing date: _____				
C. Have you filed for a variance from the Board of Adjustment? <input type="checkbox"/> Yes <input type="checkbox"/> No if yes, date submitted: _____				
B. Board of Adjustments appeal filing date: / /				
III. SPECIAL DISTRICT APPROVAL				
Is the property in a Special District? <input type="checkbox"/> Yes <input type="checkbox"/> No Check all that apply. <input type="checkbox"/> Landmark <input type="checkbox"/> Historic District <input type="checkbox"/> Lo Do District				
A. If yes, has this Remedial Plan been approved by the District? <input type="checkbox"/> Yes <input type="checkbox"/> No				
B. If yes, please submit approval letters with this Remedial Plan.				
IV. DEMOLITION				
Do you plan to demolish the property <input type="checkbox"/> Yes <input type="checkbox"/> No				
If yes, please submit Demolition Application with this Remedial Plan.				
V. COMMENTS				

ACTION PLAN			
ITEM	VIOLATION	PROPOSED PLAN OF ACTION	PROPOSED COMPLETION DATE
1	Foundation/ Exterior Walls		
2	Roof		
3	Floors		
4	Walls/Ceilings		
5	Windows		
6	Stairways		
7	Exterior Doors		
8	Rain Water Control		
9	Electrical		
10	Heating Facilities		
11	Hot Water Heater		
12	Windows/Ventilation		
13	Plumbing		
14	Other		
Signature: _____		Date: _____	

Office Use: <input type="checkbox"/> Approved <input type="checkbox"/> Not Approved <input type="checkbox"/> Pending
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NEGLECTED AND DERELICT PROPERTY REGISTRATION

Print Only

SECTION 1: OWNERSHIP BY PERSON - REQUIRED INFO

OWNER No. 1 Last name	First name	M.I.	Jr.,III	D.O.B.
				/ /
Street Address	City	State	ZIP	
Preferred Mailing Address or P.O. Box	City	State	ZIP	
Primary Phone No.	Secondary Phone No.			
Owner No. 2: Last Name	First Name	M.I	D.O.B	
			/ /	
Street Address	City	State	ZIP	
Mailing Address or P.O. Box	City	State	ZIP	
Primary Phone No.	Secondary Phone:			
()	()			

SECTION 2: RESIDENCY REGISTRATION - DO YOU LIVE OUTSIDE OF THE CITY & COUNTY OF DENVER?

If yes, the following information is also *required*. (DRMC 10.143)

Name of a representative who lives WITHIN Denver County:

Street Address	City	State	ZIP
Mailing Address or P.O. Box	City	State	ZIP
Primary Phone No.	Secondary Phone:		
()	()		

SECTION 3: OWNERSHIP BY CORPORATE ENTITY OR LIEN HOLDER (if applicable)

Name of Corporate Entity or Lien holder			
		<input type="checkbox"/> Trust <input type="checkbox"/> Estate <input type="checkbox"/> Lien holder <input type="checkbox"/> Financial <input type="checkbox"/> Institution <input type="checkbox"/> Other: _____	
Name of Trustee or Representative			
Street Address	City	State	ZIP
Mailing Address or P.O. Box	City	State	ZIP
Business Phone No.	Ext.	Email	
()			
Signature:			Date:



RETURN TO:

**Community Planning & Development
Inspection Services
Zoning & Neighborhood Services Inspections
201 West Colfax Ave. Dept. 303, Denver, Colorado 80202**

NEGLECTED PROPERTY INFORMATION - RESIDENTIAL

Street Address:			
Owner of Record:			
Legal Description:			
Tax arrearage one (1) year or more:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Undetermined	Amount:	\$
Last 3 Inspections:	Year 2013	Month:	<input type="checkbox"/> Jan <input type="checkbox"/> Feb <input type="checkbox"/> Mar <input type="checkbox"/> Apr <input type="checkbox"/> May <input type="checkbox"/> June <input type="checkbox"/> July <input type="checkbox"/> Aug <input type="checkbox"/> Sept <input type="checkbox"/> Oct <input type="checkbox"/> Nov <input type="checkbox"/> Dec

DEAR DENVER PROPERTY OWNER:

As the property owner, you are required to maintain your property in compliance with the Denver Revised Municipal Code ("Code") and abate any conditions that result in it being a neglected or derelict building or property as defined in § 10-138(c) of the Code. Please complete the enclosed Residential Remedial Plan and NADB Owner Registration form, and return them to Neighborhood Inspection Services. Failure to provide the requested information may result in penalties. See DRMC §139(c), DRMC §143(d). In developing your remedial plan, consider the conditions below and make certain that it will correct these, and any other unlawful conditions, that exist or have existed on your property.

1. Ensure that doors and windows to all buildings and sheds on the property are completely secured to prevent any unlawful entry (e.g., by trespassers or squatters) and prevent nuisance and unsafe conditions. If an exterior door or window is missing, it must be replaced or boarded with plywood immediately (but note that closing or boarding up of a building that is found to be neglected or derelict is not an abatement).
2. Ensure that the structures comply with the Denver Housing Code (e.g., interior is free from debris, trash, rodents, and pests, see also DRMC§10.138(b)(4))
3. Ensure that the foundation, basements, crawlspaces, exterior walls, exterior windows and doors, roof, gutters, downspouts, scuppers, flashing, chimneys, flues outside stairs, steps, decks, porches, and balconies are in adequate condition so that they do not present an unsafe condition to your property or adjacent property. (See Denver Building Code).
4. Ensure that property exterior is maintained. For example, grass must be maintained at 6" or below and the property must be kept free from debris, garbage, weeds, dead trees, or any fallen limbs.
5. Ensure that greenery, such as bushes and trees, are do not obstruct pedestrian or vehicle in right-of-way areas. You must also ensure that snow of any accumulation is shoveled and/or ice is removed to allow public use of the adjacent sidewalks. DRMC§10.138(b)(3)
6. Ensure that property taxes are current. DRMC10.138(c)