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DENVER LANDMARK PRESERVATION

Community Planning & Development
Application
Landmark Preservation

10/31/19

CERTIFICATE OF DEMOLITION ELIGIBILITY

The Certificate of Demolition Eligibility (CDE) provides certainty in the demolition process. Owners of non-landmark, non-historic-district properties who are not currently planning demolition but who want increased certainty about a potential future demolition may apply for a Certificate of Demolition Eligibility. This CDE process involves a similar level of review as a demolition review. If a Certificate of Demolition Eligibility is issued, a property owner or owner's agent may proceed with a demolition application without further Landmark Preservation review for a period of five years.

Certificate of Demolition Eligibility Application Process:

Submit the completed CDE application, along with the \$250.00 application fee, color photographs of all sides of the structure(s), and copy of the real property record from the Assessor's Office to Landmark Preservation at landmark@denvergov.org.

Upon receipt of a complete application, Landmark Preservation staff will review the application within 10 business days to determine if the structure has potential to be a Denver landmark.

If the structure(s) is found to have potential to be a Denver landmark, Landmark staff will post a public notice for 21 calendar days. If a notice of intent to file a designation is received by the 21st day of the posting, the posting period will be extended to 60 days. If a designation application is submitted within the posting period, the designation process will begin. If a designation application is not submitted during the posting period, Landmark Preservation staff will issue a CDE the following business day.

If the structure(s) is determined not to have potential to be a Denver landmark, the CDE will be issued. A CDE is valid for five years, during which, a Denver landmark designation application cannot be submitted without owner approval. With a valid CDE, the property owner may demolish the structure(s) without further review by Landmark Preservation. To demolish the structure(s), submit a demolition application and the CDE to Landmark Preservation, and staff will issue a demolition approval number.

Visit www.denvergov.org/landmark for a full description of the CDE notice, posting, and landmark designation process. If you have additional questions, please contact Landmark Preservation staff at landmark@denvergov.org.

Please note: To apply for a CDE a structure cannot be pending Denver landmark designation, individually designated, or located within a designated historic district.

Property Address: 1763 N. WILLIAMS STREET

Legal Description: MCCOLLOUGH HILL B42 L R1 TO R3

Property Owner Information: [SEE ACQUISITION NO 4 INC. WHICH NAME WAS CHANGED TO RICKSMOIT, INC. THEN MERGED WITH COMMUNITY CORRECTIONS CORPORATION AND LATER CHANGED TO COMMUNITY EDUCATION CENTERS, INC.]
Applicant Information: COMMUNITY EDUCATION CENTERS, INC.
Name: COMMUNITY CORRECTIONS CORPORATION Name: COMMUNITY EDUCATION CENTERS, INC.
Contact Name: BRUCE BROWN Contact Name: BRUCE BROWN
Address: 4955 TECHNOLOGY WAY Address: 4955 TECHNOLOGY WAY
City: BOCA RATON City: BOCA RATON
State, Zip: FL 33431 State, Zip: FL 33431
Phone: 561-999-5825 Phone: 561-999-5825
E-mail address: brbrown@geogroup.com E-mail address: brbrown@geogroup.com

Print Name: BRUCE BROWN

Signature of Owner: [Signature] Date: \_\_\_\_\_

Continued

# 1763 N WILLIAMS ST

**Owner** CCC ACQUISITION NO 4 INC  
1763 N WILLIAMS ST  
DENVER , CO 80218-1701

**Schedule Number** 02355-19-019-000

**Legal Description** MCCULLOUGH HILL B42 L21 TO 23

**Property Type** COMMERCIAL - OFFICE BUILDING

**Tax District** DENV

## Print Summary

### Property Description

<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	5485
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Effective Year Built:</b>	1891	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	9,375	<b>Zoned As:</b>	G-RO-3

Note: Valuation zoning may be different from City's new zoning code.

### Current Year

Actual	Assessed	Exempt	
Land	\$750,000	\$217,500	\$0
Improvements	\$140,500	\$40,750	
<b>Total</b>	<b>\$890,500</b>	<b>\$258,250</b>	

### Prior Year

Actual	Assessed	Exempt	
Land	\$515,600	\$149,520	\$0
Improvements	\$359,400	\$104,230	
<b>Total</b>	<b>\$875,000</b>	<b>\$253,750</b>	

**Real Estates Property Taxes for current tax year**

Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

	<b>Installment 1 (Feb 28 Feb 29 in Leap Years)</b>	<b>Installment 2 (Jun 15)</b>	<b>Full Payment (Due Apr 30)</b>
<b>Date Paid</b>			
<b>Original Tax Levy</b>	\$9,311.98	\$9,311.98	\$18,623.96
<b>Liens/Fees</b>	\$0.00	\$0.00	\$0.00
<b>Interest</b>	\$0.00	\$0.00	\$0.00
<b>Paid</b>	\$0.00	\$0.00	\$0.00
<b>Due</b>	\$9,311.98	\$9,311.98	\$18,623.96

**Additional Information**

Note: If "Y" is shown below, there is a special situation pertaining to this parcel. For additional information about this, click on the name to take you to an explanation.

<b>Additional Assessment ⓘ</b>	N	<b>Prior Year Delinquency ⓘ</b>	N
<b>Additional Owner(s) ⓘ</b>	N	<b>Scheduled to be Paid by Mortgage Company ⓘ</b>	N
<b>Adjustments ⓘ</b>	N	<b>Sewer/Storm Drainage Liens ⓘ</b>	N
<b>Local Improvement Assessment ⓘ</b>	N	<b>Tax Lien Sale ⓘ</b>	N
<b>Maintenance District ⓘ</b>	N	<b>Treasurer's Deed ⓘ</b>	N
<b>Pending Local Improvement ⓘ</b>	N		

Real estate property taxes paid for prior tax year: **\$19,631.37**

**Assessed Value for the current tax year**

<b>Assessed Land</b>	\$217,500.00	<b>Assessed Improvements</b>	\$40,750.00
<b>Exemption</b>	\$0.00	<b>Total Assessed Value</b>	\$258,250.00



POSTED  
KEEP OUT





VEI 256

ROGUE  
NISSAN  
OF OMAHA

SV AWD



POSTED  
NO TRESPASSING  
KEEP OUT







  
**NO PARKING**  
UNAUTHORIZED  
VEHICLES WILL BE  
AT VEHICLE  
OWNER'S EXPENSE