

# *What Every Neighbor Needs to Know...*

## *common problems that negatively impact our neighborhood and quality of life*

### Violations regarding our Houses...

- no heat, no water, no electricity
- poor interior sanitation
- broken windows
- missing screens (May through September)
- roof in poor repair (leaking)
- broken, cracked, defective masonry walls, chimneys, etc.
- rotted or missing wood trim or members
- structural defects
- exposed (unprotected) wood surfaces
- rain gutters missing or in disrepair
- overcrowding: code requires 150 sq. ft for first person and 100 sq. ft. for each additional person

Call Environmental Health...720-865-5401 or 5390

- no visible house numbers
- number of unrelated people living in a single-family dwelling
- illegal to add second kitchen in any residential district without approval from Board of Adjustment

Call Neighborhood Inspection Services...720-865-3200

### Other Building Violations...

- structurally unsound buildings
- construction being performed without permit is illegal
- most types of remodeling require a permit based on the valuation of the work and tends to be minimal. They are the same for homeowner or contractor. A permit for work costing \$500 or less costs \$25; a permit for work costing \$500-\$2,000 is \$35; and costs graduate from there.
- permit also required for water heater and furnace replacement whether work is done by homeowner or contractor

Call Building Inspection...720-865-2505

If you get the run-around, ask for a Chief Inspector.

To verify a permit...720-865-2790

### Vehicle & Parking Violations...

- Vehicles:
  - one vehicle per licensed driver, plus one additional vehicle per residence is allowed.
  - in and out driving without gravel, asphalt, or concrete surface is illegal
  - commercial or multi-unit properties must have asphalt or concrete parking
  - illegal to park on front lawn of any property
  - illegal to perform major car repairs out of doors; repairs must be done inside an enclosed garage (exception: occupants of a property may perform customary maintenance outdoors such as washing, fluid changes, brake repair, and engine tune-ups provided they are done on a driveway or in a parking space, on their own vehicle, between 8am and 9pm)
  - illegal to bring in and work on cars not owned by the property owner
- excessive number of vehicles parking at a residence
- no oversize vehicles (over 22' long) parking at a residence (RVs, buses, trailers, semi-trucks)
- inoperable, dismantled, or wrecked vehicles
- auto body repair, auto painting, heavy auto repairs, and other similar type activities are not allowed in residential zones
- semi-trucks, stake-bed trucks, tow trucks, and trucks exceeding 6,000 lbs. may not park 6,000 lbs. may not park in residential areas

Call Neighborhood Inspection Services...720-865-3200

### Violations in our Yards...

- accumulations of rubbish in yards or along alley
- furniture intended for inside use or appliances in yard or on porches are not permitted
- untended vegetation over 6' in height
- accumulations of cut branches in yard
- accumulations of dog manure
- snow and ice removal from sidewalks is required:
  - Business: immediately after the end of a storm
  - Residence: within 24 hours of the end of a storm
- unsecured vacant building
- illegal dumping
- Residential Fences
  - allowed: 4' tall in front & forward of dwelling
  - allowed: 6' tall from front of dwelling to rear of property
  - permit required on all fences over 48" tall and for fences on corner lots (Call Zoning for more info: 720-865-3000)
- defective fences (approved materials only- no barbed wire, corrugated metal, or salvage materials allowed)

Call Neighborhood Inspection Services...720-865-3200

### Miscellaneous Violations...

- excessive number of pets
  - allowed: 5 total dogs and cats combined:
    - never to exceed a total of 3 dogs or 5 cats
  - in addition, may have up to 2 rabbits
- illegal to operate any type of business in residential zone districts except those limited home occupations that require a permit (these have special permit limitations and requirements); e.g., offices with employees not allowed
- Signs
  - no projecting signs, no signs above roof, no excessive signage (commercial)
  - no posting of flyers or handbills
  - no A-frame signs
- continuous yard sales (allowed 2 per year)
- Mobile Food Vendors
  - must have a permit to locate on a commercial property
  - hours of operation are limited to one four-hour period between 8am and 9pm per permitted location (up to 3 allowed)
  - must locate 50' from a residential zone
  - no detached signage or outdoor furniture allowed
  - cannot operate in Right-of-Way for longer than 30 minutes
  - to verify MFV permits: [www.denvergov.org/Inspection\\_\\_Services/template317890.asp](http://www.denvergov.org/Inspection__Services/template317890.asp) (scroll to bottom)

Call Neighborhood Inspection Services...720-865-3200

For all NIS problems, it is important to call the 720-865-3200 Complaint Line number first. For follow-up information, call our NIS Inspector Cynthia Fernandez at 720-865-3192. If you get the run-around, Supervisors are Joaquin Gonzales at 720-865-3210 or Tom Kennedy at 720-865-3207.



You can also file complaints online:  
[www.denvergov.org/NIS-Concerns/complaintform.asp](http://www.denvergov.org/NIS-Concerns/complaintform.asp)

- Peddlers
  - must have city-issued license with photo ID displayed on clothing or from cord on neck
  - must carry product in approved, cleanable container, in good condition
  - can sell packaged food or food prepared in licensed commissary

- cannot locate within 300' of a Denver park and must keep moving  
Call Environmental Health...720-865-5401 or 5391

### Our Sidewalks & Right-of-Ways...

- a sidewalk in disrepair is the responsibility of the homeowner. Permits are required before any construction begins.
- Mobile Food Vendors cannot operate on the street longer than 30 minutes
- it is illegal to park a motor vehicle on the sidewalk
- [www.denvergov.org/desconstruction](http://www.denvergov.org/desconstruction) has the full Right-of-Way improvement guidelines

For more information or to report a dangerous sidewalk, call Con. Eng. Inspector Troy Aguinaldo...303-446-3656  
Supervisor Dave Huntsinger...303-446-3638

### About Trees & Plantings...

- low limbs extending over surface of street or alley must be a minimum height of 13' 6"
- plant material is not allowed to grow into alley or over sidewalk
- plant material cannot be over 18" tall in the public right-of-way\*
- limbs over sidewalks or pedestrian ways must be minimum height of 8'
- trees and shrubs cannot block line of sight at an intersection or block view of signs (traffic, street, or regulatory)
- prune trees with dead or broken limbs over 2" in diameter
- remove dead, diseased, or dangerous trees (extensive deadwood)
- no storage of any Elm or Spruce wood for firewood or other use
- tree work must be conducted by licensed tree companies (call for free list of licensed contractors)
- any tree planting, pruning, or removal in the public right-of-way\* must have a permit. Permits are free.

Call Forestry...720-913-0651

\* The public right-of-way is defined as 7' in from a "hollywood curb" (typical to Athmar Park) or the area between the street and the sidewalk (e.g., Alameda, Federal, and Mississippi).

### Residential Trash Collection...

- appliances containing freon such as refrigerators, freezers, and air conditioners are collected by appointment. They are collected separately to ensure environmentally safe disposal of freon and recycling of the metals. Doors must be removed for safety. These and ANY other major appliance can be scheduled for a weekly pick up by calling 720-865-6900
- dumpsters are provided for use by Denver residents only. Businesses and non-residents may not dispose of trash in Denver alleys and dumpsters. Report illegal dumpers at 720-865-6899.
- branches must be cut and bundled in lengths less than 4'. Bundles must weigh less than 50 lbs. Up to five bundles may be placed at least 4' from your trash containers on your collection day. If your trash is collected from dumpsters, up to 5 branch bundles may be placed in the dumpster. If you have more than 5 bundles, wait for a Large Item Pickup day.
- large household items like furniture, sinks, bicycles, and the like are collected on a 5-week service cycle. Athmar Park is in Service Area 2. Call 720-865-6900 to find out when our area is scheduled for Large Item Pickup. The schedule is also published on the internet: [www.denvergov.org/trash](http://www.denvergov.org/trash)
- non-collectable items are:
  - soil, sod, loose yard debris, and uncut or untied branches
  - bricks, concrete, and building materials
  - auto parts and scrap metal
  - commercial or industrial waste, hazardous chemical waste of any kind

- household hazardous waste such as used oil, gasoline, antifreeze, batteries, paint products, pesticides, fertilizers, and other chemical products should not be disposed of in your weekly trash or poured on the ground, in the street, or down the drain.

To arrange for proper disposal of these materials, call 1-800-HHW-PKUP (1-800-449-7587). Solid Waste Management requests customers dispose of at least three items to maximize efficiency. Items are limited to the quantity of materials that can fit in the collection kit.

- alternate proper disposal method for used motor oil: Checkers, PepBoys, and Car Quest have free disposal sites at their stores

Call Solid Waste Management...720-865-6900

### Wastewater...

- it is illegal to drain a washing machine into the storm sewer system. Washing machine water needs to drain into the sanitary sewer system in your home, along with the rest of the wastewater. Report illegal discharges at 303-446-3700 #1.

### Recycling...

- The City of Denver has a voluntary curbside recycle program for aluminum cans, plastic bottles, newspaper, tin, glass, telephone books, corrugated cardboard, paperboard, junk mail, magazines, office paper, telephone books, and brown paper bags. The benefits to participating are immeasurable to our community and planet. APNA urges you to participate! Call 720-865-6900 or visit [www.denvergov.org/denverrecycles](http://www.denvergov.org/denverrecycles) to sign up for recycling service.

### Graffiti Removal...

The City of Denver has committed to assisting residents and businesses with the removal of graffiti vandalism on their property if they are unable to take care of the vandalism themselves. There is no charge in most cases, except for extra-large surfaces. The City does not provide services for glass that has been vandalized with acid..

The City requires property owners to sign a release form giving permission for removal of graffiti on their property. You fill out a release form the first time you need assistance; it will cover any further requests for assistance. You can also pre-authorize before you get graffiti on your property. The City will send a form in the mail. Once permission is given, the City will respond as soon as possible, usually within 48 hours. Come to the telephone prepared to give the exact address of the property and where the graffiti is located on the property. You can also report graffiti online at [www.denvergov.org/graffiti](http://www.denvergov.org/graffiti) or call 720-865-7867.

### Other Resources...

- Abandoned Vehicles.....303-295-4367
- Alley/Pot Hole/Street Repair.....720-865-6855
- Brother's Redevelopment.....303-202-6340
- case-by-case evaluation & assistance with yard and home repairs
- Commission on People with Disabilities.....720-913-8480
- Community Housing Services.....303-831-1935
- help regarding tenant/landlord issues
- Denver Area Youth Services.....303-727-8797
- low-cost yard work, clean-up, demolition, rehab., painting
- Denver Mediation Center.....720-865-2998
- No-cost mediation service that assists in finding remedies to problems between neighbors/businesses
- DPS Security.....720-764-3911
- Environmental Health.....720-865-5452
- noise and fume violations, home sanitary concerns, overcrowding
- Paint Bank.....720-865-7867
- Seniors' Resource Center.....303-235-6941