

1 **BY AUTHORITY**

2 ORDINANCE NO. _____
3 SERIES OF 2022

COUNCIL BILL NO. CB22-1261
COMMITTEE OF REFERENCE:
4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance assessing the annual costs of the continuing care, operation,**
7 **repair, maintenance and replacement of the Consolidated Morrison Road**
8 **Pedestrian Mall Local Maintenance District upon the real property, exclusive of**
9 **improvements thereon, benefited.**

10 **BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:**

11 **Section 1.** Upon consideration of the recommendation of the Executive Director of the
12 Department of Transportation and Infrastructure that an ordinance be enacted for the purpose of
13 assessing the annual costs of the continuing care, operation, repair, maintenance and replacement
14 of the Consolidated Morrison Road Pedestrian Mall Local Maintenance District (“Consolidated
15 Morrison Road Pedestrian Mall”), for the upcoming year, upon the real property, exclusive of
16 improvements thereon benefited the Council finds, as follows:

17 (a) A local maintenance district providing for the continuing care, operation, repair,
18 maintenance and replacement of the Consolidated Morrison Road Pedestrian Mall, was created by
19 Ordinance No. 792, Series of 2004;

20 (b) The annual cost of the continuing care, operation, repair, maintenance and
21 replacement of the Consolidated Morrison Road Pedestrian Mall is \$73,700.00, which amount the
22 Executive Director of the Department of Transportation and Infrastructure has the authority to expend
23 for the purposes stated herein;

24 (c) The Executive Director of the Department of Transportation and Infrastructure has
25 complied with all provisions of law relating to the publishing of notice to the owners of real properties
26 to be assessed and to all persons interested generally, and the Council sitting as a Board of
27 Equalization has heard and determined all written complaints and objections, if any, filed with the
28 Executive Director of the Department of Transportation and Infrastructure;

29 (d) The portion of the annual costs for the continuing care, operation, repair, maintenance
30 and replacement of the Consolidated Morrison Road Pedestrian Mall to be assessed against the
31 properties, exclusive of improvements thereon, benefited is \$71,990.19;

32 (e) The portion of the annual costs of the continuing care, operation, repair, maintenance
33 and replacement of the Consolidated Morrison Road Pedestrian Mall to be borne by the City and
34 County of Denver is \$1,709.81; and

1 (f) The real property within the Consolidated Morrison Road Pedestrian Mall will be
2 benefited in an amount equal to or in excess of the amount to be assessed against said property
3 because of the continuing care, operation, repair, maintenance and replacement of said Pedestrian
4 Mall.

5 **Section 2.** The annual costs of the continuing care, operation, repair, maintenance and
6 replacement of the Consolidated Morrison Road Pedestrian Mall to be assessed against the real
7 properties, exclusive of improvements thereon, benefited are hereby approved.

8 **Section 3.** The annual costs of the continuing care, operation, repair, maintenance and
9 replacement of the Consolidated Morrison Road Pedestrian Mall in the amount of \$71,990.19 are
10 hereby assessed against the real properties, exclusive of improvements thereon, within said local
11 maintenance district as follows:

12 NOTE: Where a series of lots is followed by "inclusive", the amount appearing after the series shall
13 be the total for all lots in the series. Where a series of lots is not followed by "inclusive", the amount
14 appearing after such series shall be the assessment for each lot in the series.

15	ADAMS PARK	
16	BLOCK 3	
17	Lots	
18	1-6, inclusive	\$1,348.35
19	7-11	\$152.41
20	12	\$152.52
21		
22	BLOCK 4	
23	Lots	
24	1-5	\$187.83
25	6	\$56.69
26		
27	BELMONT PARK	
28	BLOCK 1	
29	Lots	
30	14	\$120.08
31	15-17	\$186.39
32	18	\$294.43
33		
34	BLOCK 17	
35	Lots	
36	14-17	\$186.39
37	18-19	\$290.74
38	20-23	\$186.39
39		
40	BLOCK 18	
41	Lots	
42	11 Except 12' Triangular Shaped Parcel in Southwest Corner	\$131.13
43	12-14	\$186.39
44	15-16	\$290.74

1	17-20	\$186.39
2		
3	BLOCK 30	
4	Lots	
5	26 Except 12' Triangular Shaped Parcel in Southwest Corner	\$120.08
6	27-29	\$186.39
7	30-31	\$290.73
8	32-35	\$186.39
9		
10	BLOCK 31	
11	Lots	
12	14-17	\$186.39
13	18	\$284.29
14	30	\$215.24
15	31-33	\$203.63
16	34	\$137.32
17		
18	BLOCK 32	
19	Lots	
20	29	\$298.95
21	30-33	\$186.39
22		
23	BLOCK 35	
24	Lots	
25	1-4	\$186.56
26	5	\$291.06
27		
28	BLOCK 36	
29	Lots	
30	1-4	\$186.56
31	5-6	\$291.11
32	7-10	\$186.56
33		
34	BLOCK 37	
35	Lots	
36	1-6	\$186.56
37	15-18	\$186.56
38	19-22	\$296.03
39		
40	BELMONT PARK ANNEX	
41	BLOCK 38	
42	Lots	
43	1-4	\$178.93
44	5	\$172.52
45		
46	BLOCK 39	
47	Lots	
48	1-4	\$186.39
49	5-6	\$290.74
50	7-10	\$186.39

1		
2	BLOCK 40	
3	Lots	
4	1	\$291.17
5	2-4	\$186.39
6	5	\$120.08
7		
8	KENTUCKY GARDEN	
9	BLOCK 1	
10	Lots	
11	32	193.41
12	33-35	\$374.11
13		
14	BLOCK 2	
15	Lots	
16	28	\$33.70
17	29	\$501.76
18	30	\$698.49
19		
20	BLOCK 5	
21	Lots	
22	1-4	\$188.11
23	5	\$102.45
24		
25	BLOCK 6	
26	Lots	
27	1	\$389.03
28	2	\$366.93
29	3-11	\$188.11
30	12	\$282.16
31	13-19	\$188.11
32	20	\$121.80
33		
34	BLOCK 7	
35	Lots	
36	19-24	188.11
37	25	\$968.71
38	26-40	\$188.11
39	41	\$57.48
40		
41	WESTLAWN ADDITION	
42	BLOCK 8	
43	Lots	
44	1	\$313.61
45	2	\$186.56
46	3	\$124.50
47		
48	Block 13	
49	Lots	
50	1	\$96.48

1	2-9	\$186.56
2	10	\$82.94
3		
4	WOOD SUBDIVISION	
5	BLOCK 1	
6	Lots	
7	15-18	\$186.39
8	19	\$305.65
9	20-24	\$186.39
10		
11	BLOCK 2	
12	Lots	
13	5-6	\$186.39
14	7	\$260.47
15	8	\$372.51
16		
17	WOOD SUBDIVISION 2ND FILING196	
18	BLOCK 3	
19	Lot	
20	1	\$138.93
21		
22	MANLEA SUBDIVISION	
23	BLOCK 1	
24	Lots	
25	1	\$427.71
26	2-4	\$276.30
27	5	\$165.78
28		
29	MANLEA SUBDIVISION 2ND FILING	
30	BLOCK 4	
31	Lots	
32	12	\$331.56
33	13-18	\$276.30
34		
35	SHER MOR SUBDIVISION	
36	Lots	
37	The northeasterly 10' of Lot 7 and Lot 8, inclusive	\$331.46
38	9-11	\$276.30
39		
40	UNPLATTED	
41	A parcel of land located in the NW ¼ NW ¼ of Section 17, and the NE ¼ of the NE ¼ of Section	
42	18, Township 4 South, Range 68 West of the 6th P.M., described as follows:	
43	Commencing at the Northwest corner of said Section 17; thence S 00°48'30" E, a distance of	
44	50.00 feet to a point of on the Southerly right of way line of West Alameda Avenue, said point	
45	being the point of beginning; thence N 89°35'35"E, a distance 303.25 feet along the said southerly	
46	right of way line; thence S28°48'52"E, a distance of 27.09 feet to a point on the Northwesterly right	
47	of way line of Morrison Road; thence S46°32'55"W along said Northwesterly right of way line of	
48	Morrison Road to a point on the west line of said Section 17, thence northerly along said west line	
49	of said Section 17 to the Point of Beginning.	
50		\$2,373.59

1
2 Beginning at the SE corner of SW ¼ SW ¼ of NE ¼ of Section 18, T4S, R68W of the 6th P.M.;
3 thence N 00°28'27" W along the E line of said SW ¼ of SW ¼ of NE ¼ of said Section, 363.87 ft to
4 the point of intersection with the Southeasterly line of Morrison Road; thence S 47°19'34" W along
5 said Southeasterly line of Morrison Road, a distance of 534.84 ft to the point of intersection with
6 the South line of said SW ¼ of SW ¼ of NE ¼ of said Section; then S 89°48'29" E along said
7 South line of the SW ¼ of SW ¼ of NE ¼ of said Section, a distance of 396.25 ft to the point of
8 Beginning.

9 \$2,955.54

10 That part of the Southeast quarter of Section 18, Township 4 South, Range 68 West one
11 particularly described as follows, to wit: Commencing at the Northwest corner of said Southeast
12 quarter of said Section 18, thence running South along the West line of said southeast quarter to
13 the Northwesterly line of the Morrison Road, thence Northeasterly along the Northwesterly line of
14 said County Road to the North line of said Southeast quarter, thence West Along the North line of
15 said southeast quarter to the place of beginning.

16 \$1,149.41

17 A tract of land in the SE quarter of the NW quarter and in the NE quarter of the SW quarter of
18 Section 18, Township 4 South, Range 68 West of the 6th P.M., being more particularly described
19 as follows:

20 Beginning at a point on the North-South centerline of Section 18, Township 4 South, Range 68
21 West, and 55 ft S of the center of said Section; thence W 60 feet parallel to the E-W centerline of
22 said Section 18 to point that is 55 ft S of the East-West centerline and 60 ft W of the N-S centerline
23 of said Section 18; then N 150 ft more or less and parallel to said North-South centerline to a point
24 on the Southerly right of way line of Exposition Avenue per Ordinance Number 323-1967; thence
25 W 100 ft along said Southerly right of way line; thence S 75 ft more or less to a point on the E-W
26 line centerline of said Section 18; thence W 138.5 ft more of less along said E-W centerline to a
27 point on the East line of the property of the Belmont School; thence S along said line 162 ft; thence
28 Southeasterly 145.8 ft more or less to a pipe 220 ft W of the aforesaid N-S centerline of Section 18
29 and 179.3 feet North of the centerline of Morrison Road per Ordinance Number 44-1986; thence S
30 138.88 ft to a point on the N right of way line of said Morrison Road; thence Northeasterly along
31 the N right of way line of Morrison Road 295 feet to a point on the N-S centerline Section 18;
32 thence N 105.58 ft more or less along said centerline to the Point of Beginning.

33 \$1,630.18

34 A parcel of land located in the NE ¼ SW ¼ of Section 18, T4S, R68W, W of the 6th P.M. being
35 more particularly described as follows, commencing at the center of said section, thence south
36 along the North-South Centerline of said section 18, a distance of 160.53 ft more or less to a point
37 on the Northwesterly line of Morrison Road; then South 47° 55 minutes W along the Northwesterly
38 line of Morrison Road, a distance of 296.95 ft to the true point of beginning; thence S 47° 55
39 minutes W along the Northwesterly line of Morrison Road, a distance of 135.8 ft to a point on the
40 Northeasterly line of the Belmont school property; thence N 42° 29 minutes W along the
41 Northeasterly line of the Belmont school property, a distance of 55.00 ft; thence N along the East
42 line of the Belmont school property and parallel with the North-South center line of said Section 18,
43 a distance of 252.5 ft; thence S 80° 26 minutes E, a distance of 140.28ft to a point 220.0 ft W of
44 the North-South Center lines of said Section 18; thence South, parallel with the North-South
45 Center line of said Section 18, a distance of 179.3 ft more or less, to the point of beginning.

46 \$663.12

1 A parcel of land in the NE ¼ SW ¼, of Section 18, Township 4 South, Range 68 West in the City
2 and County of Denver, State of Colorado, being more particularly described as follows, to wit:
3 BEGINNING at a point on the East line of said NE ¼ SW ¼, which is 676.5 feet North of the
4 Southeast corner of said NE ¼ SW ¼, said point being on the North line of W. Ohio Ave.; thence
5 West along the North line of W. Ohio Ave., a distance of 438.60 feet;
6 thence Northwesterly along the Northeasterly line of W. Ohio Ave., a distance of 5.85 feet to a
7 point on the Southeasterly line of Morrison Road;
8 thence Northeasterly along the Southeasterly line of Morrison Road, a distance of 584.54 feet to a
9 point on the East line of said NE ¼ SW ¼,
10 thence South along the East line of said NE ¼ SW ¼ a distance of 401.62 feet, more or less to the
11 POINT OF BEGINNING.

12 \$3,229.24

13 A parcel of land in the NE ¼ of the SW ¼ of Section 18, T. 4S., R 68W., of the 6th P.M., more
14 particularly described as follows:
15 Beginning at the intersection of the line common to the NW ¼ and the SW ¼ of Sec. 18, T. 4S., R.
16 68W., of the 6th P.M., with the east line of So. Utica St. extended south, which point lies 40 feet
17 east of the SE corner of vacated Block 11, Plat of Irving Park Subdivision and 695.569 feet east of
18 the sixteenth corner common to the aforesaid NW and SW quarters; thence east along the line
19 common to said quarters 264 feet; thence south and parallel to the east line of So. Utica St.,
20 extended south 415 feet; thence southeasterly and perpendicular to the northwesterly line of
21 Morrison Road 54.57 feet plus or minus feet to the northwesterly line of Morrison road; thence
22 southwesterly along said northwesterly line 330.41 plus or minus feet to a point 75.17 feet NE of
23 the intersection of said northwesterly line with the east line of so. Utica St., extended; thence
24 northwesterly and perpendicular to aforesaid northwesterly line 83 feet to a point on the east line of
25 So. Utica St., extended; thence north along said east line of So. Utica St., 618.956 feet to the point
26 of beginning.

27 \$1,734.78

28 A portion of a parcel of land in the Northeast ¼ Southwest ¼ of Section 18, Township 4 South,
29 Range 68 West of the 6th P.M., more particularly described as follows:
30 Commencing at a point on the North line of West Kentucky Avenue, 825 feet West and 30 feet
31 North of the Southeast corner of the Northeast ¼ Southwest ¼ of said Section 18; thence West,
32 along the North line of West Kentucky Avenue, a distance of 71.6 feet; thence Northwesterly, a
33 distance of 172.9 feet to a point 196 feet Northeasterly from the intersection of the Southeasterly
34 line of Morrison Road with the North line of West Kentucky; thence Northeasterly, along the
35 Southeasterly line of Morrison Road, a distance of 128.55 feet; thence South 72o40' East, a
36 distance of 89.2 feet; thence South 88o50" East, a distance of 125.34 feet; thence South, parallel
37 to the East line of said Northeast ¼ Southwest ¼, a distance of 21.3 feet; thence West, parallel to
38 the North line of West Kentucky Avenue, a distance of 75 feet; thence South, parallel to the East
39 line of said Northeast ¼ Southwest ¼, distance of 50 feet; thence West, parallel to the North line of
40 West Kentucky Avenue, a distance of 50 feet; thence South, parallel to the East line of said
41 Northeast ¼ Southwest ¼, a distance of 120 feet to the point of beginning.

42 \$710.37

43 A parcel of land in the Southwest ¼ of Section 18, Township 4 South, Range 68 West of the Sixth
44 Principal Meridian, described as follows: Beginning at a point on the Southeasterly right-of-way
45 line of U.S. Highway 285 (State Highway 8) , sometimes known as Morrison Road, said point being
46 368.9 feet, N 47°11'17" E on an assumed bearing, measured along said Southeasterly right-of-way

1 line of said U.S. Highway 285, from the point of intersection of the South line of the Northwest ¼
2 Southwest ¼ of Section 18, Township 4 South , Range 68 West of the 6th P. M., and the aforesaid
3 Southeasterly right-of-way line of U.S. Highway 285; thence S 72° 40' 00" E, 89.2 feet; thence S
4 88° 50' 00" E, 52 feet; thence Northerly 70 feet; thence N 86° 52' 00" W, 7 feet; thence N 80° 30'
5 00" W, 73.15 feet; thence N 47°46'00" W, 80.30 feet, more or less, to the point of beginning.

6 \$443.74

7 That part of the NE ¼ SW ¼ of Section 18, Township 4 South, Range 68 West of the 6th P.M.,
8 described as follows:
9 Beginning at the Southwest corner of said NE ¼ SW ¼; thence South 89° 27' East along the South
10 line of said NE ¼ SW ¼ 117.3 feet; thence North 47° 46' East 224.99 feet; thence North 89° 27'
11 West 68.27 feet to a point on the Northwesterly line of Morrison road; thence North 47° 46' East
12 along said Northwesterly line 120 feet to the true point of beginning; thence North 89° 27' West
13 132.62 feet to the Southeast corner of Lot 9, PAPPY FRY SUBDIVISION; thence North 6° 41' East
14 along the Easterly line of PAPPY FRY SUBDIVISION 197.73 feet to the Northeast corner of said
15 Subdivision; then South 59° 27' East along the South line of the right of way of Greene Ditch 137.2
16 feet; thence South 71° 36' East along said South line 89.51 feet; thence South 11° 39' East to a
17 point on the Northwesterly line of Morrison Road; thence South 47° 46' West along said
18 Northwesterly line 129.95 feet to the true point of beginning.

19 \$718.11

20 A parcel of land located in the SW ¼ SW ¼ of Section 18, Township 4 South, Range 68 West of
21 the 6th Principal Meridian being more particularly described as follows: Beginning at the
22 southwest corner of said Section 18; thence N 47° 0'E, along the center line of Morrison Road, a
23 distance of 443.51 feet; thence n. 0° 45'W, a distance of 41.0 feet to a point on the northwesterly
24 line of Morrison Road, which point is 327.51 feet east of the west line of said Section 18, and
25 measured at right angles thereto, said point being the TRUE POINT OF BEGINNING; thence N.
26 47° 0' E, along the northwesterly line of Morrison Road, a distance of 202.9 feet; thence N 44° 31'
27 W. a distance of 217.5 feet to a point 327.51 feet east of the west line of said Section 18, and
28 measured at right angles thereto; thence S.0°45'E, parallel with the west line of said Section 18, a
29 distance of 293.47 feet, more or less, to the TRUE POINT OF BEGINNING.

30 \$1,121.23

31 A tract of land in the SW1/4 SW1/4 of Section 18, Township 4 South, Range 68 West, described
32 as follows: Beginning at a point in the center line of the Morrison Road, whence the Southwest
33 corner of Section 18 bears South 47 degrees, 36' West 823.72 feet, thence North 42 degrees 24'
34 West 177.4 feet, thence South 72 degrees 22' East 204.77 feet to a point in the center line of the
35 said Morrison Road, thence South 47 degrees 36' in the center line of the said Morrison Road,
36 thence South 47 degrees 36' West 102.29 feet along the center line of said Morrison Road to the
37 point of beginning; EXCEPT that certain triangular track of land conveyed to the City and County of
38 Denver by a quit claim deed dated March 3, 1955, and recorded in Book 7661 at page 394 of the
39 records of the City and County of Denver.

40 \$464.18

41 That portion of the SW ¼ SW ¼ of Section 18, Township 4 South, Range 68 West of the 6th P.M.,
42 described as follows:
43 Beginning at a point in the center line of the Morrison Road whence the Southwest corner of said
44 Section 18 bears South 47°36' West 823.72 feet; thence North 42°27' West 177.4 feet more or less
45 to a point on the Southwesterly line of Lot 17, Block 8, Kentucky Gardens; thence Northwesterly

1 along the Southwesterly line of said Lot 17, 170.2 feet more or less to the Southwest corner of said
2 Lot 17; thence Southeasterly to a point in the center line of the Morrison Road whence the
3 Southwest corner of said Section 18 bears South 47°36' West 747.72 feet; thence Northeasterly
4 along the center line of the Morrison Road 76 feet to point of beginning.

5 \$419.98

6 That part of the South Half, Southwest Quarter, Southwest Quarter, Section 18, Township 4 South,
7 Range 68 West, more particularly described as follows: Beginning at the center line of Morrison
8 Road at a point North 47 degrees East, 443.51 feet along center line from Southwest corner West
9 Half, Southwest Quarter, Southwest Quarter, North 47 degrees East, along center line 304.21 feet,
10 Northwesterly to Southwest corner of Lot 17, Block 8, Kentucky Gardens and 327.51 feet Easterly
11 from West line West Half, Southwest Quarter, Southwest Quarter, thence South to a point 293.47
12 feet North from Northerly line of Morrison Road; thence Southeasterly 217.5 feet; thence
13 Southwesterly along the Northerly line of Morrison Road 202.9 feet, thence South to Point of
14 Beginning.

15 \$347.64

16 That part of South ½ of SW ¼ of Section 18, Township 4 South, Range 68 West, described as
17 follows:
18 Commencing at Southwest corner of SW ¼ of said Section 18 and running thence North 47°36'
19 East 443.51 feet along center line of Morrison road to a point; thence South and parallel to West
20 line of said Section 18 to south line of said Section 18; thence West along said South Section line
21 to beginning, EXCEPT that part of the SW ¼ of Section 18, Township 4 South, Range 68 West,
22 described more particularly as follows: Commencing at the Southwest corner of the SW ¼ of said
23 Section 18, running thence East along the south line of said Section 18, 243.5 feet to a point;
24 thence North 53°30' West 172.6 feet to a point at the center line of the Morrison Road; thence
25 South 49°45' West to the place of beginning and EXCEPT that part described in Book 7371, Page
26 168.

27 \$1,482.52

28 That part of the Southwest ¼ of Section 18, Township 4 South, Range 68 West of the 6th P.M.,
29 described as follows:
30 Beginning at a point on the South line of said Southwest ¼ of Section 18, located South 89o36 ½'
31 East, a distance of 50.00 feet from the Southwest corner of said Section 18; thence South
32 89o361/2' East along said South line a distance of 193.5 feet; thence North 53o30' West a
33 distance of 141.67 feet to a point which is 30.0 feet Southeasterly from and measured radially to
34 the center line of Morrison Road; thence Southwesterly on a curve to the right, having a radius of
35 530.0 feet and being parallel with and 30.0 feet distant from the center line of Morrison Road, a
36 distance of 95.47 feet, the long chord of which bears South 56o39'33" West a distance of 95.35
37 feet, to a point located 50.0 East of the West line of said Section 18; thence South 0o05' East
38 parallel with and 50.0 feet East of the West line of said Section 18, a distance of 30.54 feet more or
39 less to the Point of Beginning, in the City and County of Denver, State of Colorado. Excepting
40 there from that certain tract or parcel of land described in a Warranty Deed dated June 7, 1965,
41 which was recorded June 30, 1965, in Book 9452 at Page 5, conveying certain property to the
42 Department of Highways, State of Colorado, for the widening of the Morrison Road, City and
43 County of Denver, State of Colorado.

44 \$556.47

1 Beginning at the intersection of the line common to the Northwest ¼ and the Southwest ¼ quarters
2 of said Section 18 with the East line of South Utica Street extended South, which point lies 40.00
3 feet East of the Southeast corner of vacated block 11, Plat of Irving Park Subdivision and 695.569
4 feet East of the sixteenth corner common to the aforesaid Northwest and Southwest quarters;
5 thence South a distance of 97.00 feet to the True Point of Beginning; thence South 89 degrees
6 24'19" East a distance of 35.00 feet; thence South 89 degrees 24'19" East a distance of 155.56
7 feet thence South a distance of 297.93 feet; thence South 42 degrees 17'08" East a distance of
8 48.92 feet; thence South 47 degrees 42'52" West a distance of 16.48 feet; thence North 42
9 degrees 02'40" West a distance of 129.25 feet; thence South 47 degrees 56'35" West a distance of
10 32.86 feet; thence North 42 degrees 07'40" West a distance of 93.12 feet; thence South 47
11 degrees 55'30" West a distance of 149.91 feet; thence North a distance of 325.43 feet to the True
12 Point of Beginning.

13 \$91.07

14 Part of the NE 1/4, SW 1/4, Section 18, T.4S., R.68W. of the 6th P.M. Beginning at the
15 intersection of the north line of West Kentucky Avenue extended and the southerly line of Morrison
16 Road; thence northeasterly 196 feet; thence southeasterly in a straight line 172.9 feet; thence west
17 254 feet to the Point of Beginning, excluding a 12 foot triangle in the southwest corner.

18 \$1,016.79

19 Beginning at the SW corner of the NE 1/4, SW 1/4, Section 18, T.4S., R.68W. of the 6th P.M.
20 thence S 89°27' E 117.3 feet; thence N 47°46' E 224.99 feet; thence N 89°27' W 44.17 feet to a
21 point on the northwesterly line of Morrison Road the True Point of Beginning; thence N 47°46' E
22 120 feet; thence N 89°27' W 218.85 feet; thence South 81.5 feet; thence S 89°27' E 130.80 feet
23 more or less to the True Point of Beginning.

24 \$663.12

25 That part of the North 1/2, of the SW 1/4, Section 18, T.4S., R.68W. of the 6th P.M. described as
26 follows: Beginning at the northeast corner of South Wolff Street and West Kentucky Avenue;
27 thence north 123 feet to the southwest corner of Lot 5, Pappy Fry Subdivision; thence east along
28 the south line and the south line extended said Lot 5, 253.42 feet more or less to a point on the
29 northwesterly line of Morrison Road; thence southwesterly on the northwesterly line of Morrison
30 Road a distance of 179.28 feet more or less to the northwest corner of Morrison Road and West
31 Kentucky Avenue; thence west 122.36 feet more or less to the Point of Beginning.

32 \$990.70

33 That part of the SE1/4, NE1/4, Section 18, T.4S.,R.68W. of the 6th P.M. described as follows:
34 Beginning at a point on the northerly right of way line of Morrison Road located 186.365 feet
35 northeast of the northeast corner of South Perry Street and Morrison Road; thence north 274.07
36 feet to the SW corner of Lot 19, Block 31, Belmont Park; thence east 298.42 feet to a point on the
37 northerly right of way line of Morrison Road said point being the SE corner of Lot 30 said Block 31;
38 thence southwest 402.81 feet to the Point of Beginning.

39 \$2,225.93

40 A tract of land in the NE 1/4 SW 1/4 of Section 18, Township 4 South, Range 68 West of the 6th
41 Principal Meridian, City and County of Denver, State of Colorado, being more particularly
42 described as follows: Beginning at the most westerly corner of Block 1, MANLEA SUBDIVISION,
43 which point is also the point of intersection of the southwesterly line of the alley in said Block 1,
44 and the southeasterly line of Morrison Road; thence South 69° 45' 00" East on an assumed

1 bearing along the southwesterly line of said alley, a distance of 243.98 feet to the most westerly
2 corner of Lot 12, Block 1, MANLEA SUBDIVISION; thence North 47° 50' 00" East along the
3 northwesterly line of said Lot 12, a distance of 22.66 feet to the northwesterly corner of said Lot 12;
4 thence South 89° 30' 08" East along the north line of said Lot 12, a distance of 116.99 feet to a
5 point 125.00 feet west of the northeast corner of said Lot 12; thence South 00° 00' 31" West
6 parallel with the east line of Lots 12 and 13, Block 1, MANLEA SUBDIVISION, a distance of 63.55
7 feet to a point on the south line of said Lot 13; thence South 00° 04' 00" East a distance of 86.38
8 feet to a point on the Northerly Right-of-Way line of the Koener Ditch; thence North 71° 09' 00"
9 West along the Northerly Right-of-Way line of Koener Ditch, a distance of 222.96 feet; thence
10 North 84° 32' 40" West and continuing along said right-of-way line, a distance of 286.58 feet to a
11 point on the southeasterly line of Morrison Road; thence North 47° 50' 00" East along the
12 southeasterly line of Morrison Road, a distance of 180.12 feet, more or less, to the point of
13 beginning.

14 \$995.35

15 **Section 4.** The assessments made pursuant hereto shall be a lien in the several amounts
16 assessed against each lot or tract of land set forth in Section 3 herein, and such lien shall have the
17 priority of the lien for local public improvement districts.

18 **Section 5.** Without demand, said assessments as set forth in Section 3 herein, shall be
19 due and payable on the first day of January of the year next following the year in which this assessing
20 ordinance became effective, and said assessments shall become delinquent if not paid by the last
21 day of February of the year next following the year in which this assessing ordinance became
22 effective. A failure to pay said assessments as hereinabove set forth shall become a lien on the
23 property subject to the assessment, and such lien may be sold by the City as provided by the Charter
24 and ordinances of the City and County of Denver.

25 **Section 6.** Any unspent revenue and revenue generated through investment shall be
26 retained and credited to the Consolidated Morrison Road Pedestrian Mall Local Maintenance District
27 for future long term or program maintenance of the District.

28
29 **[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]**
30

1 COMMITTEE APPROVAL DATE: October 25, 2022 by Consent
2 MAYOR-COUNCIL DATE: November 8, 2022
3 PASSED BY THE COUNCIL: _____
4 _____ - PRESIDENT
5 APPROVED: _____ - MAYOR _____
6 ATTEST: _____ - CLERK AND RECORDER,
7 EX-OFFICIO CLERK OF THE
8 CITY AND COUNTY OF DENVER
9 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____; _____
10 PREPARED BY: Bradley T. Neiman, Assistant City Attorney DATE: November 10, 2022
11 Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of the
12 City Attorney. We find no irregularity as to form and have no legal objection to the proposed
13 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
14 § 3.2.6 of the Charter.
15
16 Kerry Tipper, Interim Denver City Attorney
17
18 BY: _____, Assistant City Attorney DATE: _____