

1 **BY AUTHORITY**

2 ORDINANCE NO. \_\_\_\_\_  
3 SERIES OF 2016

COUNCIL BILL NO. CB16-1028  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

6 **A BILL**

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

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

12 **Section 1.** Upon consideration of the recommendation of the Manager of Public Works that  
13 an ordinance be enacted for the purpose of assessing the annual costs of the continuing care,  
14 operation, repair, maintenance and replacement of the Phase II Broadway Pedestrian Mall Local  
15 Maintenance District (“Phase II Broadway Pedestrian Mall”), for the upcoming year, upon the real  
16 property, exclusive of 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 Phase II Broadway Pedestrian Mall, was created by Ordinance  
19 No. 819, Series of 1993;

20 (b) The annual cost of the continuing care, operation, repair, maintenance and  
21 replacement of the Phase II Broadway Pedestrian Mall is \$269,535.00, which amount the Manager  
22 of Public Works has the authority to expend for the purposes stated herein;

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

27 (d) The real property within the Phase II Broadway Pedestrian Mall will be benefited in an  
28 amount equal to or in excess of the amount to be assessed against said property because of the  
29 continuing care, operation, repair, maintenance and replacement of said Streetscape.

30 **Section 2.** The annual cost of the continuing care, operation, repair, maintenance and  
31 replacement of the Phase II Broadway Pedestrian Mall to be assessed against the real properties,  
32 exclusive of improvements thereon, benefited are hereby approved.

33 **Section 3.** The annual costs of the continuing care, operation, repair, maintenance and  
34 replacement of the Phase II Broadway Pedestrian Mall in the amount of \$269,535.00 are hereby

1 assessed against the real properties, exclusive of improvements thereon, within said local  
2 maintenance district as follows:

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

6  
7 ALKIRE BROTHER'S ADDITION TO BROADWAY TERRACE  
8 BLOCK 1

9 Lots	
10 11-13 and the North 1/2 of Adj. Vacated West Irvington Place, inclusive	\$3,473.13
11 14-17, inclusive	\$3,019.28
12 18-20, inclusive	\$2,264.46

13  
14 MONTELIUS & WALKER ADDITION  
15 BLOCK 1

16 Lots	
17 1-3, inclusive	\$8,158.57

18  
19 BROADWAY TERRACE  
20 BLOCK 13

21 Lots	
22 15-16, South 16.24' 17, inclusive	\$3,172.77
23 North 33.76' 17, 18, South 1/2 19, inclusive	\$3,286.40
24 North 1/2 19, 20, inclusive	\$2,266.27

25  
26 BUSBY AND WILLIAMS RESUBDIVISION OF BLOCK SIX AND PART OF BLOCK  
27 SEVEN IN GALLUP'S SOUTH BROADWAY SUBDIVISION  
28 BLOCK 6

29 Lots	
30 2-6, Exc rear 6', inclusive	\$5,159.24

31  
32 BYERS SUBDIVISION  
33 BLOCK 38

34 Lots 1-5, inclusive, and the south half of adjacent vacated west Nevada Pl., 35 and the east half of the vacated alley adjacent to Lot 5.	
36 Schedule #0515204042000	\$4,925.36
37 Lots 44-48, inclusive, and the east half of the vacated alley adjacent to Lot 44.	
38 Schedule #0515204047000	\$3,867.77

39  
40 BLOCK 40

41 Lots	
42 1-5, inclusive	\$3,867.77
43 Byers Sub B40 43-48 Exc 44 Beg SW Cor 43 Th N 128.03' W 45 5.39' S 128.03Ft W 5.39' to 46 POB, inclusive	\$3,867.77

1	BLOCK 44	
2	All of Block 44, and the west half of adjacent vacated South Bannock St.,	
3	and the north half of adjacent vacated west Nevada Pl.; Excepting there	
4	from the north 10 feet of said Block 44	
5	Schedule #0515202033000	\$19,187.75
6		
7	BLOCK 45	
8	Lots	
9	25-27, inclusive	\$2,266.27
10	28, West 1/2 29, inclusive	\$1,133.14
11	East 1/2 29, 30, inclusive	\$1,133.14
12	31-34, inclusive	\$3,021.69
13	35-39, West 1/2 40, inclusive	\$4,154.83
14	East 1/2 40, 41, inclusive	\$1,133.14
15	42, West 1/2 43, inclusive	\$1,133.14
16	44-48 & East 1/2 43, inclusive	\$4,154.83
17		
18	BYERS RESUBDIVISION OF BLOCKS 37 AND 39	
19	BYERS SUBDIVISION	
20	BLOCK 37	
21	Lots	
22	1-24, 44-49, the vacated alley adj. to Lot 6, the East 1/2 of Adj. Vacated South	
23	Bannock Street and the North 1/2 of Adj. Vacated West Nevada Place, inclusive	\$27,604.37
24		
25	BLOCKS 39 - 42	
26	That portion of land as described in Schedule Number 0515205015000	\$4,018.85
27	That portion of land as described in Schedule Number 0515205017000	\$3,868.67
28	Block 39-42 & T4 R68 S15 NW/4 & Vac Ss. & Alys. Adj. Dif Und. Doc 4/9/96A, inclusive	\$18,266.75
29		
30	EXPOSITION ADDITION	
31	BLOCK 1	
32	Lots	
33	1-7, inclusive	\$5,287.96
34	8-10, inclusive	\$2,266.27
35	11-12, inclusive	\$1,510.85
36	13-14, inclusive	\$1,510.85
37	15-16, inclusive	\$1,510.85
38	17	\$ 755.42
39	18-21, North 6.25' 22, inclusive	\$3,210.55
40	South 1/2 23, 24, inclusive	\$2,077.41

1	GALLUP'S RESUBDIVISION OF BLOCK 4 AND PART OF BLOCK 5 OF GALLUP'S	
2	BROADWAY SUBDIVISION	
3	BLOCK 4	
4	Lots	
5	1-4, inclusive	\$2,749.74
6	5-6, inclusive	\$1,510.85
7	7-9, North 20.8' 10, inclusive	\$2,894.78
8	South 4.2' 10, 11-12, inclusive	\$ 882.34
9		
10	BLOCK 5	
11	Lots	
12	North 50' West 1/2 Block 5	\$1,510.85
13	South 50' North 100' West 1/2 Block 5	\$1,510.85
14		
15	GREENWAY'S RESUBDIVISION OF BLOCK 36 BYER'S SUBDIVISION	
16	BLOCK 36	
17	Lots	
18	9-10, inclusive	\$4,049.07
19	11, East 8.33' 12, inclusive	\$1,007.13
20	West 16.67' 12, East 21.67' 13, inclusive	\$1,158.52
21	West 3.33' 13, 14, East 5' 15, inclusive	\$1,007.13
22	West 20' 15, East 11.67' 16, inclusive	\$ 956.97
23	West 13.33' 16, East 18.33' 17, inclusive	\$ 956.67
24	West 6.67' 17, 18, inclusive	\$ 956.97
25	19, East 1/2 20, inclusive	\$1,087.81
26	West 1/2 20, 21, 22, inclusive	\$1,933.89
27	23-28, inclusive	\$4,532.54
28		
29	KETTLE'S ADDITION TO DENVER	
30	BLOCK 3	
31	Lots	
32	1-24 & Vacated Alley, inclusive	\$9,065.08
33		
34	ONE BROADWAY PLAZA SUBDIVISION	
35	BLOCK 1	
36	That part of One Broadway Plaza Subdivision, defined as follows: Beginning at the southwest	
37	corner of Broadway and Vacated West Irvington Place; thence southerly along the west line	
38	of Broadway a distance of 259.93 feet; thence westerly on an angle to the right of 89°56' 37"	
39	a distance of 165.50 feet; thence northerly on an angle to the right of 90°03'23"	
40	a distance of 112.70 feet; thence easterly on an angle to the right of 90°00'00"	
41	a distance of 17.50 feet; thence northerly on an angle to the right of 90°00'00"	
42	a distance of 33.00 feet; thence on an	
43	angle to the right of 90°00'00"	
44	a distance of 18.75 feet; thence northerly on an angle to the	
45	right of 90°00'00"	
46	a distance of 114.21 feet to the south line of Vacated West Irvington Place;	
	thence easterly along said south line a distance of 166.75 feet to the Point of Beginning, and	
	the south 1/2 of adjacent Vacated West Irvington Place.	
		\$9,062.96

1	PATTERSON'S SUBDIVISION	
2	BLOCK 1	
3	Lots	
4	1-5, 47, adj. vacated alley, inclusive	\$3,777.11
5	North 75' 6-8, and the North 75' of the East 15' 9, inclusive	\$2,266.27
6	9 Exc. the North 75' of the East 15' and 10-12, inclusive	\$1,510.85
7		
8	PIERCE AND HINMAN'S ADDITION TO BROADWAY TERRACE	
9	BLOCK 1	
10	Lots	
11	1-4, inclusive	\$3,018.07
12	5	\$754.52
13	6	\$754.52
14	7	\$754.52
15	8, North 16' 9, inclusive	\$1,237.99
16	South 8.97' 9, 10, North 16' 11, inclusive	\$1,509.03
17	South 8.97' 11, 12, inclusive	\$1,025.57
18	13	\$754.52
19	14	\$754.52
20	15	\$754.52
21	16-17, inclusive	\$1,509.03
22	18-19, inclusive	\$1,509.03
23	20-22, inclusive	\$2,263.55
24	23-24, inclusive	\$1,388.16
25		
26	POMEROY'S SOUTH BROADWAY SUBDIVISION	
27	BLOCK 1	
28	1-6, and the North 22.5' Lot 1, Block 2, inclusive	\$5,073.42
29		
30	BLOCK 2	
31	Lots	
32	1 Exc. the North 22.5', 2-3, inclusive	\$1,592.73
33	4, North 10.07' 5, inclusive	\$1,061.82
34	South 15' 5, 6 and Lots 1-4, Block 3, inclusive	\$4,240.95
35		
36	BLOCK 3	
37	Lots	
38	5-6 and Lot 1, Block 4, inclusive	\$2,272.62
39		
40	BLOCK 4	
41	2	\$ 757.54
42	3	\$ 757.54
43	4-6, inclusive	\$2,120.93
44		
45	SNYDER'S SUBDIVISION TO DENVER	
46	BLOCK 1	
47	West 125' 1-5, inclusive	\$3,700.06
48	West 125' 6-7, inclusive	\$1,480.03
49	West 125' 8-9, inclusive	\$1,480.03



1 COMMITTEE APPROVAL DATE: November 3, 2016 by consent  
2 MAYOR-COUNCIL DATE: November 8, 2016  
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: Jo Ann Weinstein, Assistant City Attorney DATE: November 10, 2016  
11 Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
12 the 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 Kristin M. Bronson, Denver City Attorney  
16 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_