

PUBLIC NOTICE OF HEARING ON

PETITION FOR THE ORGANIZATION OF THE FIVE POINTS BUSINESS IMPROVEMENT DISTRICT IN THE CITY AND COUNTY OF DENVER, COLORADO, AND CONSIDERATION OF AN ORDINANCE ORGANIZING THE FIVE POINTS BUSINESS IMPROVEMENT DISTRICT, PROVIDING FOR THE APPOINTMENT OF THE DIRECTORS THEREOF, AND APPROVING THE INITIAL OPERATING PLAN AND PRELIMINARY 2017 BUDGET THEREFOR

PUBLIC NOTICE IS HEREBY GIVEN that there was filed in the office of the City Clerk of the City and County of Denver, Colorado a Petition for the Organization of the Five Points Business Improvement District ("Proposed District") in accordance with the provisions of the Business Improvement District Act, Part 12 of Article 25 of Title 31, C.R.S. Said Petition is pending the hearing on the sufficiency of said Petition and action on an ordinance to organize the Proposed District by the City Council as the governing body of the City and County of Denver, Colorado (the "City").

Mailing this notice to the property owners is required by law. Residential property will not be taxed or otherwise assessed by the Proposed District unless the property owner changes the use to be commercial property.

Said Petition states, among other things:

(a) A general description of the boundaries and service area of the Proposed District, attached hereto as Exhibit A and Exhibit B and incorporated herein by reference;

(b) The Proposed District shall be empowered to provide all or part of the services and improvements allowed under Colorado law for business improvement districts, including "Improvements" as that term is defined in Section 31-25-1203(5), C.R.S., services as described in Section 31-25-1212(1)(f), C.R.S., and other powers granted to such districts under Section 31-25-1212, C.R.S., to the extent set forth in its Operating Plan;

(c) That the initial five (5) members of the Board of Directors of the Proposed District shall be appointed by the City, as provided in Section 31-25-1209(1)(b), C.R.S.

The petition is on file at the office of the City Clerk of the City and County of Denver, in File No. 2016-0184, and is available for public inspection.

NOTICE IS FURTHER GIVEN that by resolution of the City Council, a public hearing on said Petition shall be held at the hour of 5:30 p.m., on Tuesday, the 31st day of May, 2016, in Council Chambers in the City and County Building located at 1437 Bannock Street, Room 451, Denver, Colorado, at which time and place any interested party may appear and be heard on the sufficiency of the Petition.

NOTICE IS FURTHER GIVEN that the City Council, at the conclusion of said hearing, if it determines that the Petition satisfies the requirements of the Business Improvement District Act, will consider the adoption of a proposed ordinance creating and establishing the Five Points Business Improvement District, appointing the initial members of the Board of Directors of the District, and approving the Initial Operating Plan and preliminary 2017 budget therefor.

/s/ Debra Johnson, Clerk and Recorder,
Ex-Officio Clerk of the City and County of Denver, Colorado

Exhibit A

Description of Service Area boundaries of Five Points Business Improvement District

A parcel of land located in the Northeast Quarter of Section 34, and the Northwest Quarter of Section 35, and the Southwest Quarter of Section 26, and the Southeast Section of 27, all in Township 3 South, Range 68 West of the 6th PM, City and County of Denver, State of Colorado, being more particularly described as follows:

Beginning at the intersection of the centerline of the alley between Welton St. and Glenarm Pl. with the northeasterly right-of-way 20th St;

Thence northwesterly, along said northeasterly right-of-way, to its intersection with the centerline of the alley between Welton St. and California St.;

Thence northeasterly, along said alley centerline, to its projected intersection with the northeasterly right-of-way of Park Ave. W.;

Thence northwesterly, along said northeasterly right-of-way, to its intersection with the southeasterly right-of-way California St.;

Thence northeasterly, along said southeasterly right-of-way, to its intersection with the southwesterly right-of-way 24th St.;

Thence southeasterly, along said southwesterly right-of-way, to its intersection with the centerline of the alley between Welton St. and California St., projected southwesterly;

Thence northeasterly, along said alley centerline and its projection, to its intersection with the northeasterly right-of-way of 26th St.;

Thence northwesterly, along said northeasterly right-of-way, to its intersection with the southeasterly right-of-way of California St.;

Thence northeasterly, along said southeasterly right-of-way, to its intersection with the southwesterly right-of-way of 27th St.;

Thence southeasterly, along said southwesterly right-of-way, to its intersection with the centerline of the alley between Welton St. and California St., projected southwesterly;

Thence northeasterly, along said alley centerline and its projection, to its intersection with the southeasterly projection of the property line lying 8 feet northeasterly from, and parallel with, the southwesterly line of lot 3, block 73, Case and Eberts Addition to the City of Denver;

Thence northwesterly, along said property line, to its intersection with the southeasterly right-of-way of California St., said point lying 8 feet northeasterly of the westernmost corner of said lot 3;

Thence northeasterly and easterly, along said right-of-way of California St., to its intersection with the westerly right-of-way of Downing St.;

Thence southerly, along said westerly right-of-way, to its intersection with the centerline of the alley between Welton St. and Glenarm Pl., projected northeasterly;

Thence southwesterly, along said alley centerline and its projection, to its intersection with the northerly right-of-way of 26th Ave.;

Thence southwesterly, crossing 26th Ave., to the intersection of the centerline of the alley between Washington St. and Clarkson St. with the southerly right-of-way of 26th Ave.;

Thence southerly, along said alley centerline, to its intersection with the north line of lot 13, block 2, Horner's Addition to Denver, projected easterly;

Thence westerly, along said lot line and its projection, to its intersection with the easterly right-of-way of Washington St.;

Thence northerly, along said easterly right-of-way, to its intersection with the centerline of the alley between Welton St. and Glenarm Pl., projected northeasterly;

Thence southwesterly, along said alley centerline and its projection, to the Point of Beginning.

Exhibit B

Map of Service Area of Five Points Business Improvement District

Five Points Business Improvement District (BID)

