

1 BY AUTHORITY

2 ORDINANCE NO. _____
3 SERIES OF 2021

COUNCIL BILL NO. CB20-1462
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

5 A BILL

6 **For an ordinance to amend, restate and supersede Ordinance No. 1210, Series**
7 **of 2020, assessing the annual costs of the continuing care, operation, repair,**
8 **maintenance and replacement of the Consolidated Morrison Road Pedestrian**
9 **Mall Local Maintenance District upon the real property, exclusive of**
10 **improvements thereon, benefited.**
11

12 **WHEREAS**, Ordinance No. 1210, Series of 2020, assessing the annual costs of the
13 continuing care, operation, repair, maintenance and replacement of the Consolidated
14 Morrison Road Pedestrian Mall Local Maintenance District (“Consolidated Morrison Road
15 Pedestrian Mall”) was enacted with incorrect amounts listed for: 1) that portion of the annual
16 costs that are to be assessed against the properties located within the Consolidated Morrison
17 Road Pedestrian Mall; and 2) that portion of the annual costs that are to be borne by the City
18 and County of Denver; and

19 **WHEREAS**, rather than the amounts listed in Ordinance No. 1210, Series of 2020, the
20 City shall instead be responsible for the payment of \$1,709.81, and the remaining properties
21 benefited, exclusive of improvements thereon, shall be assessed \$71,990.19.

22 **WHEREAS**, the City desires to amend, restate and supersede Ordinance No. 1210,
23 Series of 2020 in its entirety with this Ordinance.

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

25 **Section 1.** Upon consideration of the recommendation of the Executive Director of the
26 Department of Transportation and Infrastructure that an ordinance be enacted for the purpose of
27 assessing the annual costs of the continuing care, operation, repair, maintenance and replacement
28 of the Consolidated Morrison Road Pedestrian Mall, for the upcoming year, upon the real property,
29 exclusive of improvements thereon benefited the Council finds, as follows:

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

33 (b) The annual cost of the continuing care, operation, repair, maintenance and
34 replacement of the Consolidated Morrison Road Pedestrian Mall is \$73,700.00, which amount the
35

1 Executive Director of the Department of Transportation and Infrastructure has the authority to expend
2 for the purposes stated herein;

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

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

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

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

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

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

25 NOTE: Where a series of lots is followed by “inclusive”, the amount appearing after the series shall
26 be the total for all lots in the series. Where a series of lots is not followed by “inclusive”, the amount
27 appearing after such series shall be the assessment for each lot in the series.
28

29	ADAMS PARK	
30	BLOCK 3	
31	Lots	
32	1-6, inclusive	\$1,348.35
33	7-11	\$152.41
34	12	\$152.52
35		
36	BLOCK 4	
37	Lots	
38	1-5	\$187.83

1	6		\$56.69
2			
3	BELMONT PARK		
4	BLOCK 1		
5	Lots		
6	14		\$120.08
7	15-17		\$186.39
8	18		\$294.43
9			
10	BLOCK 17		
11	Lots		
12	14-17		\$186.39
13	18-19		\$290.74
14	20-23		\$186.39
15			
16	BLOCK 18		
17	Lots		
18	11 Except 12' Triangular Shaped Parcel in Southwest Corner		\$131.13
19	12-14		\$186.39
20	15-16		\$290.74
21	17-20		\$186.39
22			
23	BLOCK 30		
24	Lots		
25	26 Except 12' Triangular Shaped Parcel in Southwest Corner		\$120.08
26	27-29		\$186.39
27	30-31		\$290.73
28	32-35.1.1		\$186.39
29			
30	BLOCK 31		
31	Lots		
32	14-17		\$186.39
33	18		\$284.29
34	30		\$215.24
35	31-33		\$203.63
36	34		\$137.32
37			
38	BLOCK 32		
39	Lots		
40	29		\$298.95
41	30-33		\$186.39
42			
43	BLOCK 35		
44	Lots		
45	1-4		\$186.56
46	5		\$291.06
47			
48	BLOCK 36		
49	Lots		
50	1-4		\$186.56

1	5-6	\$291.11
2	7-10	\$186.56
3		
4	BLOCK 37	
5	Lots	
6	1-6	\$186.56
7	15-18	\$186.56
8	19-22	\$296.03
9		
10	BELMONT PARK ANNEX	
11	BLOCK 38	
12	Lots	
13	1-4	\$178.93
14	5	\$172.52
15		
16	BLOCK 39	
17	Lots	
18	1-4	\$186.39
19	5-6	\$290.74
20	7-10	\$186.39
21		
22	BLOCK 40	
23	Lots	
24	1	\$291.17
25	2-4	\$186.39
26	5	\$120.08
27		
28	KENTUCKY GARDEN	
29	BLOCK 1	
30	Lots	
31	32	\$193.41
32	33-35	\$374.11
33		
34	BLOCK 2	
35	Lots	
36	28	\$33.70
37	29	\$501.76
38	30	\$698.49
39		
40	BLOCK 5	
41	Lots	
42	1-4	\$188.11
43	5	\$102.45
44		
45	BLOCK 6	
46	Lots	
47	1	\$389.03
48	2	\$366.93
49	3-11	\$188.11
50	12	\$282.16

1	13-19	\$188.11
2	20	\$121.80
3		
4	BLOCK 7	
5	Lots	
6	19-24	\$188.11
7	25	\$968.71
8	26-40	\$188.11
9	41	\$57.48
10		
11	WESTLAWN ADDITION	
12	BLOCK 8	
13	Lots	
14	1	\$313.61
15	2	\$186.56
16	3	\$124.50
17		
18		
19		
20	Block 13	
21	Lots	
22	1	\$96.48
23	2-9	\$186.56
24	10	\$82.94
25		
26	WOOD SUBDIVISION	
27	BLOCK 1	
28	Lots	
29	15-18	\$186.39
30	19	\$305.65
31	20-24	\$186.39
32		
33	BLOCK 2	
34	Lots	
35	5-6	\$186.39
36	7	\$260.47
37	8	\$372.51
38		
39	WOOD SUBDIVISION 2 ND FILING196	
40	BLOCK 3	
41	Lot	
42	1	\$138.93
43		
44	MANLEA SUBDIVISION	
45	BLOCK 1	
46	Lots	
47	1	\$427.71
48	2-4	\$276.30
49	5	\$165.78
50		

1 MANLEA SUBDIVISION 2ND FILING
2 BLOCK 4
3 Lots
4 12 \$331.56
5 13-18 \$276.30
6
7 SHER MOR SUBDIVISION
8 Lots
9 The northeasterly 10' of Lot 7 & Lot 8, inclusive \$331.46
10 9-11 \$276.30
11
12 UNPLATTED
13 A parcel of land located in the NW ¼ NW ¼ of Section 17, and the NE ¼ of the NE ¼ of Section 18,
14 Township 4 South, Range 68 West of the 6th P.M., described as follows:
15 Commencing at the Northwest corner of said Section 17; thence S 00°48'30" E, a distance of 50.00
16 feet to a point of on the Southerly right of way line of West Alameda Avenue, said point being the
17 point of beginning; thence N 89°35'35"E, a distance 303.25 feet along the said southerly right of way
18 line; thence S28°48'52"E, a distance of 27.09 feet to a point on the Northwesterly right of way line of
19 Morrison Road; thence S46°32'55"W along said Northwesterly right of way line of Morrison Road to
20 a point on the west line of said Section 17, thence northerly along said west line of said Section 17
21 to the Point of Beginning.
22 \$2,373.59
23
24 Beginning at the SE corner of SW ¼ SW ¼ of NE ¼ of Section 18, T4S, R68W of the 6th P.M.; thence
25 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 the point
26 of intersection with the Southeasterly line of Morrison Road; thence S 47°19'34" W along said
27 Southeasterly line of Morrison Road, a distance of 534.84 ft to the point of intersection with the South
28 line of said SW ¼ of SW ¼ of NE ¼ of said Section; then S 89°48'29" E along said South line of the
29 SW ¼ of SW ¼ of NE ¼ of said Section, a distance of 396.25 ft to the point of Beginning.
30 \$2,955.54
31
32 That part of the Southeast quarter of Section 18, Township 4 South, Range 68 West one particularly
33 described as follows, to wit: Commencing at the Northwest corner of said Southeast quarter of said
34 Section 18, thence running South along the West line of said southeast quarter to the Northwesterly
35 line of the Morrison Road, thence Northeasterly along the Northwesterly line of said County Road to
36 the North line of said Southeast quarter, thence West Along the North line of said southeast quarter
37 to the place of beginning.
38 \$1,149.41
39
40
41 A tract of land in the SE quarter of the NW quarter and in the NE quarter of the SW quarter of Section
42 18, Township 4 South, Range 68 West of the 6th P.M., being more particularly described as follows:
43 Beginning at a point on the North-South centerline of Section 18, Township 4 South, Range 68
44 West, and 55 ft S of the center of said Section; thence W 60 feet parallel to the E-W centerline of
45 said Section 18 to point that is 55 ft S of the East-West centerline and 60 ft W of the N-S centerline
46 of said Section 18; then N 150 ft more or less and parallel to said North-South centerline to a point
47 on the Southerly right of way line of Exposition Avenue per Ordinance Number 323-1967; thence W
48 100 ft along said Southerly right of way line; thence S 75 ft more or less to a point on the E-W line
49 centerline of said Section 18; thence W 138.5 ft more or less along said E-W centerline to a point on
50 the East line of the property of the Belmont School; thence S along said line 162 ft; thence

1 Southeasterly 145.8 ft more or less to a pipe 220 ft W of the aforesaid N-S centerline of Section 18
2 and 179.3 feet North of the centerline of Morrison Road per Ordinance Number 44-1986; thence S
3 138.88 ft to a point on the N right of way line of said Morrison Road; thence Northeasterly along the
4 N right of way line of Morrison Road 295 feet to a point on the N-S centerline Section 18; thence N
5 105.58 ft more or less along said centerline to the Point of Beginning.

6 \$1,630.18

7
8 A parcel of land located in the NE ¼ SW ¼ of Section 18, T4S, R68W, W of the 6th P.M. being more
9 particularly described as follows, commencing at the center of said section, thence south along the
10 North-South Centerline of said section 18, a distance of 160.53 ft more or less to a point on the
11 Northwesterly line of Morrison Road; then South 47° 55 minutes W along the Northwesterly line of
12 Morrison Road, a distance of 296.95 ft to the true point of beginning; thence S 47° 55 minutes W
13 along the Northwesterly line of Morrison Road, a distance of 135.8 ft to a point on the Northeasterly
14 line of the Belmont school property; thence N 42° 29 minutes W along the Northeasterly line of the
15 Belmont school property, a distance of 55.00 ft; thence N along the East line of the Belmont school
16 property and parallel with the North-South center line of said Section 18, a distance of 252.5 ft;
17 thence S 80° 26 minutes E, a distance of 140.28ft to a point 220.0 ft W of the North-South Center
18 lines of said Section 18; thence South, parallel with the North-South Center line of said Section 18,
19 a distance of 179.3 ft more or less, to the point of beginning.

20 \$663.12

21
22 A parcel of land in the NE ¼ SW ¼, of Section 18, Township 4 South, Range 68 West in the City
23 and County of Denver, State of Colorado, being more particularly described as follows, to wit:
24 BEGINNING at a point on the East line of said NE ¼ SW ¼, which is 676.5 feet North of the
25 Southeast corner of said NE ¼ SW ¼, said point being on the North line of W. Ohio Ave.; thence
26 West along the North line of W. Ohio Ave., a distance of 438.60 feet;
27 thence Northwesterly along the Northeasterly line of W. Ohio Ave., a distance of 5.85 feet to a point
28 on the Southeasterly line of Morrison Road;
29 thence Northeasterly along the Southeasterly line of Morrison Road, a distance of 584.54 feet to a
30 point on the East line of said NE ¼ SW ¼,
31 thence South along the East line of said NE ¼ SW ¼ a distance of 401.62 feet, more or less to the
32 POINT OF BEGINNING.

33 \$3,229.24

34
35 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
36 particularly described as follows:
37 Beginning at the intersection of the line common to the NW ¼ and the SW ¼ of Sec. 18, T. 4S., R.
38 68W., of the 6th P.M., with the east line of So. Utica St. extended south, which point lies 40 feet east
39 of the SE corner of vacated Block 11, Plat of Irving Park Subdivision and 695.569 feet east of the
40 sixteenth corner common to the aforesaid NW and SW quarters; thence east along the line common
41 to said quarters 264 feet; thence south and parallel to the east line of So. Utica St., extended south
42 415 feet; thence southeasterly and perpendicular to the northwesterly line of Morrison Road 54.57
43 feet plus or minus feet to the northwesterly line of Morrison road; thence southwesterly along said
44 northwesterly line 330.41 plus or minus feet to a point 75.17 feet NE of the intersection of said
45 northwesterly line with the east line of so. Utica St., extended; thence northwesterly and
46 perpendicular to aforesaid northwesterly line 83 feet to a point on the east line of So. Utica St.,
47 extended; thence north along said east line of So. Utica St., 618.956 feet to the point of beginning.

48 \$1,734.78

49

50

1 A portion of a parcel of land in the Northeast ¼ Southwest ¼ of Section 18, Township 4 South,
2 Range 68 West of the 6th P.M., more particularly described as follows:
3 Commencing at a point on the North line of West Kentucky Avenue, 825 feet West and 30 feet North
4 of the Southeast corner of the Northeast ¼ Southwest ¼ of said Section 18; thence West, along the
5 North line of West Kentucky Avenue, a distance of 71.6 feet; thence Northwesterly, a distance of
6 172.9 feet to a point 196 feet Northeasterly from the intersection of the Southeasterly line of Morrison
7 Road with the North line of West Kentucky; thence Northeasterly, along the Southeasterly line of
8 Morrison Road, a distance of 128.55 feet; thence South 72°40' East, a distance of 89.2 feet; thence
9 South 88°50" East, a distance of 125.34 feet; thence South, parallel to the East line of said Northeast
10 ¼ Southwest ¼, a distance of 21.3 feet; thence West, parallel to the North line of West Kentucky
11 Avenue, a distance of 75 feet; thence South, parallel to the East line of said Northeast ¼ Southwest
12 ¼, distance of 50 feet; thence West, parallel to the North line of West Kentucky Avenue, a distance
13 of 50 feet; thence South, parallel to the East line of said Northeast ¼ Southwest ¼, a distance of 120
14 feet to the point of beginning.

15 \$710.37
16

17 A parcel of land in the Southwest ¼ of Section 18, Township 4 South, Range 68 West of the Sixth
18 Principal Meridian, described as follows: Beginning at a point on the Southeasterly right-of-way line
19 of U.S. Highway 285 (State Highway 8) , sometimes known as Morrison Road, said point being 368.9
20 feet, N 47°11'17" E on an assumed bearing, measured along said Southeasterly right-of-way line of
21 said U.S. Highway 285, from the point of intersection of the South line of the Northwest ¼ Southwest
22 ¼ of Section 18, Township 4 South , Range 68 West of the 6th P. M., and the aforesaid Southeasterly
23 right-of-way line of U.S. Highway 285; thence S 72° 40' 00" E, 89.2 feet; thence S 88° 50' 00" E, 52
24 feet; thence Northerly 70 feet; thence N 86° 52' 00" W, 7 feet; thence N 80° 30' 00" W, 73.15 feet;
25 thence N 47°46'00" W, 80.30 feet, more or less, to the point of beginning.

26 \$443.74
27

28 That part of the NE ¼ SW ¼ of Section 18, Township 4 South, Range 68 West of the 6th P.M.,
29 described as follows:

30 Beginning at the Southwest corner of said NE ¼ SW ¼; thence South 89° 27' East along the South
31 line of said NE ¼ SW ¼ 117.3 feet; thence North 47° 46' East 224.99 feet; thence North 89° 27'
32 West 68.27 feet to a point on the Northwesterly line of Morrison road; thence North 47° 46' East
33 along said Northwesterly line 120 feet to the true point of beginning; thence North 89° 27' West
34 132.62 feet to the Southeast corner of Lot 9, PAPPY FRY SUBDIVISION; thence North 6° 41' East
35 along the Easterly line of PAPPY FRY SUBDIVISION 197.73 feet to the Northeast corner of said
36 Subdivision; then South 59° 27' East along the South line of the right of way of Greene Ditch 137.2
37 feet; thence South 71° 36' East along said South line 89.51 feet; thence South 11° 39' East to a point
38 on the Northwesterly line of Morrison Road; thence South 47° 46' West along said Northwesterly line
39 129.95 feet to the true point of beginning.

40 \$718.11
41

42 A parcel of land located in the SW ¼ SW ¼ of Section 18, Township 4 South, Range 68 West of the
43 6th Principal Meridian being more particularly described as follows: Beginning at the southwest
44 corner of said Section 18; thence N 47° 0'E, along the center line of Morrison Road, a distance of
45 443.51 feet; thence n. 0° 45'W, a distance of 41.0 feet to a point on the northwesterly line of Morrison
46 Road, which point is 327.51 feet east of the west line of said Section 18, and measured at right
47 angles thereto, said point being the TRUE POINT OF BEGINNING; thence N. 47° 0' E, along the
48 northwesterly line of Morrison Road, a distance of 202.9 feet; thence N 44° 31' W. a distance of
49 217.5 feet to a point 327.51 feet east of the west line of said Section 18, and measured at right

1 angles thereto; thence S.0°45'E, parallel with the west line of said Section 18, a distance of 293.47
2 feet, more or less, to the TRUE POINT OF BEGINNING.

3 \$1,121.23
4

5 A tract of land in the SW1/4 SW1/4 of Section 18, Township 4 South, Range 68 West, described as
6 follows: Beginning at a point in the center line of the Morrison Road, whence the Southwest corner
7 of Section 18 bears South 47 degrees, 36' West 823.72 feet, thence North 42 degrees 24' West
8 177.4 feet, thence South 72 degrees 22' East 204.77 feet to a point in the center line of the said
9 Morrison Road, thence South 47 degrees 36' in the center line of the said Morrison Road, thence
10 South 47 degrees 36' West 102.29 feet along the center line of said Morrison Road to the point of
11 beginning; EXCEPT that certain triangular track of land conveyed to the City and County of Denver
12 by a quit claim deed dated March 3, 1955, and recorded in Book 7661 at page 394 of the records of
13 the City and County of Denver.

14 \$464.18
15

16 That portion of the SW ¼ SW ¼ of Section 18, Township 4 South, Range 68 West of the 6th P.M.,
17 described as follows:

18 Beginning at a point in the center line of the Morrison Road whence the Southwest corner of said
19 Section 18 bears South 47°36' West 823.72 feet; thence North 42°27' West 177.4 feet more or less
20 to a point on the Southwesterly line of Lot 17, Block 8, Kentucky Gardens; thence Northwesterly
21 along the Southwesterly line of said Lot 17, 170.2 feet more or less to the Southwest corner of said
22 Lot 17; thence Southeasterly to a point in the center line of the Morrison Road whence the Southwest
23 corner of said Section 18 bears South 47°36' West 747.72 feet; thence Northeasterly along the
24 center line of the Morrison Road 76 feet to point of beginning.

25 \$419.98
26

27 That part of the South Half, Southwest Quarter, Southwest Quarter, Section 18, Township 4 South,
28 Range 68 West, more particularly described as follows: Beginning at the center line of Morrison
29 Road at a point North 47 degrees East, 443.51 feet along center line from Southwest corner West
30 Half, Southwest Quarter, Southwest Quarter, North 47 degrees East, along center line 304.21 feet,
31 Northwesterly to Southwest corner of Lot 17, Block 8, Kentucky Gardens and 327.51 feet Easterly
32 from West line West Half, Southwest Quarter, Southwest Quarter, thence South to a point 293.47
33 feet North from Northerly line of Morrison Road; thence Southeasterly 217.5 feet; thence
34 Southwesterly along the Northerly line of Morrison Road 202.9 feet, thence South to Point of
35 Beginning.

36 \$347.64
37

38 That part of South ½ of SW ¼ of Section 18, Township 4 South, Range 68 West, described as
39 follows:

40 Commencing at Southwest corner of SW ¼ of said Section 18 and running thence North 47°36' East
41 443.51 feet along center line of Morrison road to a point; thence South and parallel to West line of
42 said Section 18 to south line of said Section 18; thence West along said South Section line to
43 beginning, EXCEPT that part of the SW ¼ of Section 18, Township 4 South, Range 68 West,
44 described more particularly as follows: Commencing at the Southwest corner of the SW ¼ of said
45 Section 18, running thence East along the south line of said Section 18, 243.5 feet to a point; thence
46 North 53°30' West 172.6 feet to a point at the center line of the Morrison Road; thence South 49°45'
47 West to the place of beginning and EXCEPT that part described in Book 7371, Page 168.

48 \$1,482.52
49
50

1 That part of the Southwest ¼ of Section 18, Township 4 South, Range 68 West of the 6th P.M.,
2 described as follows:

3 Beginning at a point on the South line of said Southwest ¼ of Section 18, located South 89°36' ½'
4 East, a distance of 50.00 feet from the Southwest corner of said Section 18; thence South 89°36' ½'
5 East along said South line a distance of 193.5 feet; thence North 53°30' West a distance of 141.67
6 feet to a point which is 30.0 feet Southeasterly from and measured radially to the center line of
7 Morrison Road; thence Southwesterly on a curve to the right, having a radius of 530.0 feet and being
8 parallel with and 30.0 feet distant from the center line of Morrison Road, a distance of 95.47 feet, the
9 long chord of which bears South 56°39'33" West a distance of 95.35 feet, to a point located 50.0
10 East of the West line of said Section 18; thence South 0°05' East parallel with and 50.0 feet East of
11 the West line of said Section 18, a distance of 30.54 feet more or less to the Point of Beginning, in
12 the City and County of Denver, State of Colorado. Excepting there from that certain tract or parcel
13 of land described in a Warranty Deed dated June 7, 1965, which was recorded June 30, 1965, in
14 Book 9452 at Page 5, conveying certain property to the Department of Highways, State of Colorado,
15 for the widening of the Morrison Road, City and County of Denver, State of Colorado.

16 \$556.47
17

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

29
30 \$91.07
31

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

36 \$1,016.79
37

38 Beginning at the SW corner of the NE 1/4, SW 1/4, Section 18, T.4S., R.68W. of the 6th P.M. thence
39 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 point on the
40 northwesterly line of Morrison Road the True Point of Beginning; thence N 47°46' E 120 feet; thence
41 N 89°27' W 218.85 feet; thence South 81.5 feet; thence S 89°27' E 130.80 feet more or less to the
42 True Point of Beginning.

43 \$663.12
44

45 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
46 follows: Beginning at the northeast corner of South Wolff Street and West Kentucky Avenue; thence
47 north 123 feet to the southwest corner of Lot 5, Pappy Fry Subdivision; thence east along the south
48 line and the south line extended said Lot 5, 253.42 feet more or less to a point on the northwesterly
49 line of Morrison Road; thence southwesterly on the northwesterly line of Morrison Road a distance

1 of 179.28 feet more or less to the northwest corner of Morrison Road and West Kentucky Avenue;
2 thence west 122.36 feet more or less to the Point of Beginning.

3 \$990.70
4

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

11 \$2,225.93
12

13 A tract of land in the NE 1/4 SW 1/4 of Section 18, Township 4 South, Range 68 West of the 6th
14 Principal Meridian, City and County of Denver, State of Colorado, being more particularly described
15 as follows: Beginning at the most westerly corner of Block 1, MANLEA SUBDIVISION, which point
16 is also the point of intersection of the southwesterly line of the alley in said Block 1, and the
17 southeasterly line of Morrison Road; thence South 69° 45' 00" East on an assumed bearing along
18 the southwesterly line of said alley, a distance of 243.98 feet to the most westerly corner of Lot 12,
19 Block 1, MANLEA SUBDIVISION; thence North 47° 50' 00" East along the northwesterly line of said
20 Lot 12, a distance of 22.66 feet to the northwesterly corner of said Lot 12; thence South 89° 30' 08"
21 East along the north line of said Lot 12, a distance of 116.99 feet to a point 125.00 feet west of the
22 northeast corner of said Lot 12; thence South 00° 00' 31" West parallel with the east line of Lots 12
23 and 13, Block 1, MANLEA SUBDIVISION, a distance of 63.55 feet to a point on the south line of said
24 Lot 13; thence South 00° 04' 00" East a distance of 86.38 feet to a point on the Northerly Right-of-
25 Way line of the Koener Ditch; thence North 71° 09' 00" West along the Northerly Right-of-Way line
26 of Koener Ditch, a distance of 222.96 feet; thence North 84° 32' 40" West and continuing along said
27 right-of-way line, a distance of 286.58 feet to a point on the southeasterly line of Morrison Road;
28 thence North 47° 50' 00" East along the southeasterly line of Morrison Road, a distance of 180.12
29 feet, more or less, to the point of beginning.

30 \$995.35
31

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

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

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

1 **Section 7.** This Ordinance amends, restates and supersedes Ordinance No. 1210, Series
2 of 2020, in its entirety.

3 COMMITTEE APPROVAL DATE: December 15, 2020 by Consent

4 MAYOR-COUNCIL DATE: December 22, 2020 by Consent

5 PASSED BY THE COUNCIL: _____
6 _____ - PRESIDENT

7 APPROVED: _____ - MAYOR _____

8 ATTEST: _____ - CLERK AND RECORDER,
9 EX-OFFICIO CLERK OF THE
10 CITY AND COUNTY OF DENVER

11 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____; _____

12 PREPARED BY: Bradley T. Neiman, Assistant City Attorney DATE: December 23, 2020

13 Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
14 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
15 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
16 § 3.2.6 of the Charter.

17
18 Kristin M. Bronson, Denver City Attorney

19
20 BY: *Kristin M. Bronson*, Assistant City Attorney DATE: Dec 22, 2020