

**BY AUTHORITY**

ORDINANCE NO.  
SERIES OF 2015

COUNCIL BILL NO. CB15-0825  
COMMITTEE OF REFERENCE:  
Infrastructure & Culture

**A BILL**

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

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

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

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

(b) The annual cost of the continuing care, operation, repair, maintenance and replacement of the Consolidated Morrison Road Pedestrian Mall is \$71,390, which amount the Executive Director of Public Works has the authority to expend for the purposes stated herein;

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

(d) The Consolidated Morrison Road Pedestrian Mall currently has sufficient reserves to pay for \$13,000.00 of the 2016 annual costs of the continuing care, operation, repair, maintenance and replacement of the Consolidated Morrison Road Pedestrian Mall.

(e) The portion of the annual costs for the continuing care, operation, repair, maintenance and replacement of the Consolidated Morrison Road Pedestrian Mall to be assessed against the properties, exclusive of improvements thereon benefited, are \$58,214.86;

1 (f) The portion of the annual costs of the continuing care, operation, repair, maintenance  
2 and replacement of the Consolidated Morrison Road Pedestrian Mall to be borne by the City and  
3 County of Denver is \$175.14; and

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

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

11 **Section 3.** The annual costs of the continuing care, operation, repair, maintenance and  
12 replacement of the Consolidated Morrison Road Pedestrian Mall in the amount of \$58,214.86 are  
13 hereby assessed against the real properties, exclusive of improvements thereon benefited within  
14 said local maintenance district as follows:

15 NOTE: Where a series of lots is followed by “inclusive”, the amount appearing after the series  
16 shall be the total for all lots in the series. Where a series of lots is not followed by “inclusive”, the  
17 amount appearing after such series shall be the assessment for each lot in the series.  
18

19	ADAMS PARK	
20	BLOCK 3	
21	Lots	
22	1-6, inclusive	\$1,067.40
23	7-11	\$120.65
24	12	\$120.74
25		
26	BLOCK 4	
27	Lots	
28	1-5	\$148.69
29	6	\$44.88
30		
31	BELMONT PARK	
32	BLOCK 1	
33	Lots	
34	14	\$95.06
35	15-17	\$147.55
36	18	\$233.08
37		
38	BLOCK 17	
39	Lots	
40	14-17	\$147.55
41	18-19	\$230.16
42	20-23	\$147.55

1	BLOCK 18	
2	Lots	
3	11 Except 12' Triangular Shaped Parcel in Southwest Corner	\$103.81
4	12-14	\$147.55
5	15-16	\$230.16
6	17-20	\$147.55
7		
8	BLOCK 30	
9	Lots	
10	26 Except 12' Triangular Shaped Parcel in Southwest Corner	\$95.06
11	27-29	\$147.55
12	30-31	\$230.15
13	32-35	\$147.55
14		
15	BLOCK 31	
16	Lots	
17	14-17	\$147.55
18	18	\$225.05
19	30	\$170.39
20	31-33	\$161.20
21	34	\$108.71
22		
23	BLOCK 32	
24	Lots	
25	29	\$236.66
26	30-33	\$147.55
27		
28	BLOCK 35	
29	Lots	
30	1-4	\$147.69
31	5	\$230.41
32		
33	BLOCK 36	
34	Lots	
35	1-4	\$147.69
36	5-6	\$230.45
37	7-10	\$147.69
38		
39	BLOCK 37	
40	Lots	
41	1-6	\$147.69
42	15-18	\$147.69
43	19-22	\$234.35
44		
45	BELMONT PARK ANNEX	
46	BLOCK 38	
47	Lots	
48	1-4	\$141.65
49	5	\$136.57

1	BLOCK 39	
2	Lots	
3	1-4	\$147.55
4	5-6	\$230.16
5	7-10	\$147.55
6		
7	BLOCK 40	
8	Lots	
9	1	\$230.50
10	2-4	\$147.55
11	5	\$95.06
12		
13	KENTUCKY GARDEN	
14	BLOCK 1	
15	Lots	
16	32	\$153.11
17	33-35	\$296.16
18		
19	BLOCK 2	
20	Lots	
21	28	\$26.68
22	29	\$397.21
23	30	\$552.95
24		
25	BLOCK 5	
26	Lots	
27	1-4	\$148.91
28	5	\$81.10
29		
30	BLOCK 6	
31	Lots	
32	1	\$307.97
33	2	\$290.47
34	3-11	\$148.91
35	12	\$223.37
36	13-19	\$148.91
37	20	\$96.42
38		
39	BLOCK 7	
40	Lots	
41	19-24	\$148.91
42	25	\$766.86
43	26-40	\$148.91
44	41	\$45.50

1	WESTLAWN ADDITION	
2	BLOCK 8	
3	Lots	
4	1	\$248.26
5	2	\$147.69
6	3	\$98.56
7		
8	Block 13	
9	Lots	
10	1	\$76.38
11	2-9	\$147.69
12	10	\$65.66
13		
14	WOOD SUBDIVISION	
15	BLOCK 1	
16	Lots	
17	15-18	\$147.55
18	19	\$241.96
19	20-24	\$147.55
20		
21	BLOCK 2	
22	Lots	
23	5-6	\$147.55
24	7	\$206.20
25	8	\$294.89
26		
27	WOOD SUBDIVISION 2 <sup>ND</sup> FILING	
28	BLOCK 3	
29	Lot	
30	1	\$109.98
31		
32	MANLEA SUBDIVISION	
33	BLOCK 1	
34	Lots	
35	1	\$338.59
36	2-4	\$218.73
37	5	\$131.24
38		
39	MANLEA SUBDIVISION 2 <sup>ND</sup> FILING	
40	BLOCK 4	
41	Lots	
42	12	\$262.47
43	13-18	\$218.73
44		
45	SHER MOR SUBDIVISION	
46	Lots	
47	The northeasterly 10' of Lot 7 & Lot 8, inclusive	\$262.72
48	9-11	\$218.73

1 UNPLATTED

2 A parcel of land located in the NW ¼ NW ¼ of Section 17, and the NE ¼ of the NE ¼ of  
3 Section 18, Township 4 South, Range 68 West of the 6<sup>th</sup> P.M., described as follows:

4 Commencing at the Northwest corner of said Section 17; thence S 00°48'30" E, a distance of  
5 50.00 feet to a point of on the Southerly right of way line of West Alameda Avenue, said point  
6 being the point of beginning; thence N 89°35'35"E, a distance 303.25 feet along the said  
7 southerly right of way line; thence S28°48'52"E, a distance of 27.09 feet to a point on the  
8 Northwesterly right of way line of Morrison Road; thence S46°32'55"W along said  
9 Northwesterly right of way line of Morrison Road to a point on the west line of said Section 17,  
10 thence northerly along said west line of said Section 17 to the Point of Beginning.

11  
12 \$1,879.01  
13

14 Beginning at the SE corner of SW ¼ SW ¼ of NE ¼ of Section 18, T4S, R68W of the 6<sup>th</sup> P.M.;  
15 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  
16 ft to the point of intersection with the Southeasterly line of Morrison Road; thence S 47°19'34"  
17 W along said Southeasterly line of Morrison Road, a distance of 534.84 ft to the point of  
18 intersection with the South line of said SW ¼ of SW ¼ of NE ¼ of said Section; then S  
19 89°48'29" E along said South line of the SW ¼ of SW ¼ of NE ¼ of said Section, a distance of  
20 396.25 ft to the point of Beginning.

21  
22 \$2,339.70  
23

24 That part of the Southeast quarter of Section 18, Township 4 South, Range 68 West one  
25 particularly described as follows, to wit: Commencing at the Northwest corner of said  
26 Southeast quarter of said Section 18, thence running South along the West line of said southeast  
27 quarter to the Northwesterly line of the Morrison Road, thence Northeasterly along the  
28 Northwesterly line of said County Road to the North line of said Southeast quarter, thence West  
29 Along the North line of said southeast quarter to the place of beginning.

30  
31 \$909.91  
32

33 That part of the NW ¼ of the SE ¼ of Sec. 18, Township 4 South, Range 68 West, Described  
34 as follows:

35 Beginning at a point on the West line of said quarter section 201.3' S of the center of said Sec.  
36 18 being the center line of the Morrison Rd. at that point; thence S along the said boundary line  
37 399.2'; thence E 200'; thence N 581.3' more or less to center line of Morrison Road; thence S  
38 48°40' West 269.5' along the center line of the said Morrison Road to the Point of Beginning.

39  
40 \$1,178.95  
41

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1 A tract of land in the SE quarter of the NW quarter and in the NE quarter of the SW quarter of  
2 Section 18, Township 4 South, Range 68 West of the 6<sup>th</sup> P.M., being more particularly  
3 described as follows:

4 Beginning at a point on the North-South centerline of Section 18, Township 4 South, Range 68  
5 West, and 55 ft S of the center of said Section; thence W 60 feet parallel to the E-W centerline  
6 of said Section 18 to point that is 55 ft S of the East-West centerline and 60 ft W of the N-S  
7 centerline of said Section 18; then N 150 ft more or less and parallel to said North-South  
8 centerline to a point on the Southerly right of way line of Exposition Avenue per Ordinance  
9 Number 323-1967; thence W 100 ft along said Southerly right of way line; thence S 75 ft more  
10 or less to a point on the E-W line centerline of said Section 18; thence W 138.5 ft more of less  
11 along said E-W centerline to a point on the East line of the property of the Belmont School;  
12 thence S along said line 162 ft; thence Southeasterly 145.8 ft more or less to a pipe 220 ft W of  
13 the aforesaid N-S centerline of Section 18 and 179.3 feet North of the centerline of Morrison  
14 Road per Ordinance Number 44-1986; thence S 138.88 ft to a point on the N right of way line  
15 of said Morrison Road; thence Northeasterly along the N right of way line of Morrison Road  
16 295 feet to a point on the N-S centerline Section 18; thence N 105.58 ft more or less along said  
17 centerline to the Point of Beginning.

18  
19 \$1,290.50  
20

21 A parcel of land located in the NE  $\frac{1}{4}$  SW  $\frac{1}{4}$  of Section 18, T4S, R68W, W of the 6<sup>th</sup> P.M.  
22 being more particularly described as follows, commencing at the center of said section, thence  
23 south along the North-South Centerline of said section 18, a distance of 160.53 ft more or less  
24 to a point on the Northwesterly line of Morrison Road; then South 47° 55 minutes W along the  
25 Northwesterly line of Morrison Road, a distance of 296.95 ft to the true point of beginning;  
26 thence S 47° 55 minutes W along the Northwesterly line of Morrison Road, a distance of 135.8  
27 ft to a point on the Northeasterly line of the Belmont school property; thence N 42° 29 minutes  
28 W along the Northeasterly line of the Belmont school property, a distance of 55.00 ft; thence N  
29 along the East line of the Belmont school property and parallel with the North-South center line  
30 of said Section 18, a distance of 252.5 ft; thence S 80° 26 minutes E, a distance of 140.28ft to a  
31 point 220.0 ft W of the North-South Center lines of said Section 18; thence South, parallel with  
32 the North-South Center line of said Section 18, a distance of 179.3 ft more or less, to the point  
33 of beginning.

34  
35 \$524.95  
36

37 A parcel of land in the NE  $\frac{1}{4}$  SW  $\frac{1}{4}$  , of Section 18, Township 4 South, Range 68 West in the  
38 City and County of Denver, State of Colorado, being more particularly described as follows, to  
39 wit: BEGINNING at a point on the East line of said NE  $\frac{1}{4}$  SW  $\frac{1}{4}$ , which is 673.5 feet North of  
40 the Southeast corner of said NE  $\frac{1}{4}$  SW  $\frac{1}{4}$ , said point being on the North line of W. Ohio Ave.;  
41 thence West along the North line of W. Ohio Ave., a distance of 437.93 feet;  
42 thence Northwesterly along the Northeasterly line of W. Ohio Ave., a distance of 8.7 feet to a  
43 point on the Southeasterly line of Morrison Road;  
44 thence Northeasterly along the Southeasterly line of Morrison Road, a distance of 595.0 feet to  
45 a point on the East line of said NE  $\frac{1}{4}$  SW  $\frac{1}{4}$ ,  
46 thence South along the East line of said NE  $\frac{1}{4}$  SW  $\frac{1}{4}$  a distance of 411.11 feet, more or less to  
47 the POINT OF BEGINNING.

48  
49 \$2,602.88

1 A parcel of land in the NE ¼ of the SW ¼ of Section 18, T. 4S., R 68W., of the 6<sup>th</sup> P.M., more  
2 particularly described as follows:

3 Beginning at the intersection of the line common to the NW ¼ and the SW ¼ of Sec. 18, T. 4S.,  
4 R. 68W., of the 6<sup>th</sup> P.M., with the east line of So. Utica St. extended south, which point lies 40  
5 feet east of the SE corner of vacated Block 11, Plat of Irving Park Subdivision and 695.569 feet  
6 east of the sixteenth corner common to the aforesaid NW and SW quarters; thence east along  
7 the line common to said quarters 264 feet; thence south and parallel to the east line of So. Utica  
8 St., extended south 415 feet; thence southeasterly and perpendicular to the northwesterly line of  
9 Morrison Road 54.57 feet plus or minus feet to the northwesterly line of Morrison road; thence  
10 southwesterly along said northwesterly line 330.41 plus or minus feet to a point 75.17 feet NE  
11 of the intersection of said northwesterly line with the east line of so. Utica St., extended; thence  
12 northwesterly and perpendicular to aforesaid northwesterly line 83 feet to a point on the east  
13 line of So. Utica St., extended; thence north along said east line of So. Utica St., 618.956 feet to  
14 the point of beginning.

15  
16 \$1,373.31  
17

18 A portion of a parcel of land in the Northeast ¼ Southwest ¼ of Section 18, Township 4 South,  
19 Range 68 West of the 6<sup>th</sup> P.M., more particularly described as follows:

20 Commencing at a point on the North line of West Kentucky Avenue, 825 feet West and 30 feet  
21 North of the Southeast corner of the Northeast ¼ Southwest ¼ of said Section 18; thence West,  
22 along the North line of West Kentucky Avenue, a distance of 71.6 feet; thence Northwesterly, a  
23 distance of 172.9 feet to a point 196 feet Northeasterly from the intersection of the  
24 Southeasterly line of Morrison Road with the North line of West Kentucky; thence  
25 Northeasterly, along the Southeasterly line of Morrison Road, a distance of 128.55 feet; thence  
26 South 72°40' East, a distance of 89.2 feet; thence South 88°50" East, a distance of 125.34 feet;  
27 thence South, parallel to the East line of said Northeast ¼ Southwest ¼, a distance of 21.3 feet;  
28 thence West, parallel to the North line of West Kentucky Avenue, a distance of 75 feet; thence  
29 South, parallel to the East line of said Northeast ¼ Southwest ¼, distance of 50 feet; thence  
30 West, parallel to the North line of West Kentucky Avenue, a distance of 50 feet; thence South,  
31 parallel to the East line of said Northeast ¼ Southwest ¼, a distance of 120 feet to the point of  
32 beginning.

33  
34 \$562.35  
35

36 A parcel of land in the Southwest ¼ of Section 18, Township 4 South, Range 68 West of the  
37 Sixth Principal Meridian, described as follows: Beginning at a point on the Southeasterly right-  
38 of-way line of U.S. Highway 285 (State Highway 8) , sometimes known as Morrison Road,  
39 said point being 368.9 feet, N 47°11'17" E on an assumed bearing, measured along said  
40 Southeasterly right-of-way line of said U.S. Highway 285, from the point of intersection of the  
41 South line of the Northwest ¼ Southwest ¼ of Section 18, Township 4 South , Range 68 West  
42 of the 6<sup>th</sup> P. M., and the aforesaid Southeasterly right-of-way line of U.S. Highway 285; thence  
43 S 72° 40' 00" E, 89.2 feet; thence S 88° 50' 00" E, 52 feet; thence Northerly 70 feet; thence N  
44 86° 52' 00" W, 7 feet; thence N 80° 30' 00" W, 73.15 feet; thence N 47°46'00" W, 80.30 feet,  
45 more or less, to the point of beginning.

46  
47 \$351.28



1 That part of the NE ¼ SW ¼ of Section 18, Township 4 South, Range 68 West of the 6<sup>th</sup> P.M.,  
2 described as follows:

3 Beginning at the Southwest corner of said NE ¼ SW ¼; thence South 89° 27' East along the  
4 South line of said NE ¼ SW ¼ 117.3 feet; thence North 47° 46' East 224.99 feet; thence North  
5 89° 27' West 68.27 feet to a point on the Northwesterly line of Morrison road; thence North 47°  
6 46' East along said Northwesterly line 120 feet to the true point of beginning; thence North 89°  
7 27' West 132.62 feet to the Southeast corner of Lot 9, PAPPY FRY SUBDIVISION; thence  
8 North 6° 41' East along the Easterly line of PAPPY FRY SUBDIVISION 197.73 feet to the  
9 Northeast corner of said Subdivision; then South 59° 27' East along the South line of the right  
10 of way of Greene Ditch 137.2 feet; thence South 71° 36' East along said South line 89.51 feet;  
11 thence South 11° 39' East to a point on the Northwesterly line of Morrison Road; thence South  
12 47° 46' West along said Northwesterly line 129.95 feet to the true point of beginning.

13  
14 \$568.48  
15

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

27  
28 \$887.60  
29

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

39  
40 \$367.46  
41

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1 That portion of the SW ¼ SW ¼ of Section 18, Township 4 South, Range 68 West of the 6<sup>th</sup>  
2 P.M., described as follows:

3 Beginning at a point in the center line of the Morrison Road whence the Southwest corner of  
4 said Section 18 bears South 47°36' West 823.72 feet; thence North 42°27' West 177.4 feet more  
5 or less to a point on the Southwesterly line of Lot 17, Block 8, Kentucky Gardens; thence  
6 Northwesterly along the Southwesterly line of said Lot 17, 170.2 feet more or less to the  
7 Southwest corner of said Lot 17; thence Southeasterly to a point in the center line of the  
8 Morrison Road whence the Southwest corner of said Section 18 bears South 47°36' West  
9 747.72 feet; thence Northeasterly along the center line of the Morrison Road 76 feet to point of  
10 beginning.

11  
12 \$332.47  
13

14 That part of the South Half, Southwest Quarter, Southwest Quarter, Section 18, Township 4  
15 South, Range 68 West, more particularly described as follows: Beginning at the center line of  
16 Morrison Road at a point North 47 degrees East, 443.51 feet along center line from Southwest  
17 corner West Half, Southwest Quarter, Southwest Quarter, North 47 degrees East, along center  
18 line 304.21 feet, Northwesterly to Southwest corner of Lot 17, Block 8, Kentucky Gardens and  
19 327.51 feet Easterly from West line West Half, Southwest Quarter, Southwest Quarter, thence  
20 South to a point 293.47 feet North from Northerly line of Morrison Road; thence Southeasterly  
21 217.5 feet; thence Southwesterly along the Northerly line of Morrison Road 202.9 feet, thence  
22 South to Point of Beginning.

23  
24 \$275.20  
25

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

28 Commencing at Southwest corner of SW ¼ of said Section 18 and running thence North 47°36'  
29 East 443.51 feet along center line of Morrison road to a point; thence South and parallel to  
30 West line of said Section 18 to south line of said Section 18; thence West along said South  
31 Section line to beginning, EXCEPT that part of the SW ¼ of Section 18, Township 4 South,  
32 Range 68 West, described more particularly as follows: Commencing at the Southwest corner  
33 of the SW ¼ of said Section 18, running thence East along the south line of said Section 18,  
34 243.5 feet to a point; thence North 53°30' West 172.6 feet to a point at the center line of the  
35 Morrison Road; thence South 49°45' West to the place of beginning and EXCEPT that part  
36 described in Book 7371, Page 168.

37  
38 \$1,173.61  
39

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1 That part of the Southwest ¼ of Section 18, Township 4 South, Range 68 West of the 6<sup>th</sup> 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'  
4 ½' East, a distance of 50.00 feet from the Southwest corner of said Section 18; thence South  
5 89°36½' East along said South line a distance of 193.5 feet; thence North 53°30' West a  
6 distance of 141.67 feet to a point which is 30.0 feet Southeasterly from and measured radially  
7 to the center line of Morrison Road; thence Southwesterly on a curve to the right, having a  
8 radius of 530.0 feet and being parallel with and 30.0 feet distant from the center line of  
9 Morrison Road, a distance of 95.47 feet, the long chord of which bears South 56°39'33" West a  
10 distance of 95.35 feet, to a point located 50.0 East of the West line of said Section 18; thence  
11 South 0°05' East parallel with and 50.0 feet East of the West line of said Section 18, a distance  
12 of 30.54 feet more or less to the Point of Beginning, in the City and County of Denver, State of  
13 Colorado. Excepting there from that certain tract or parcel of land described in a Warranty  
14 Deed dated June 7, 1965, which was recorded June 30, 1965, in Book 9452 at Page 5,  
15 conveying certain property to the Department of Highways, State of Colorado, for the widening  
16 of the Morrison Road, City and County of Denver, State of Colorado.

17  
18 \$440.52

19  
20 Beginning at the intersection of the line common to the Northwest ¼ and the Southwest ¼  
21 quarters of said Section 18 with the East line of South Utica Street extended South, which point  
22 lies 40.00 feet East of the Southeast corner of vacated block 11, Plat of Irving Park Subdivision  
23 and 695.569 feet East of the sixteenth corner common to the aforesaid Northwest and  
24 Southwest quarters; thence South a distance of 97.00 feet to the True Point of Beginning;  
25 thence South 89 degrees 24'19" East a distance of 35.00 feet; thence South 89 degrees 24'19"  
26 East a distance of 155.56 feet thence South a distance of 297.93 feet; thence South 42 degrees  
27 17'08" East a distance of 48.92 feet; thence South 47 degrees 42'52" West a distance of 16.48  
28 feet; thence North 42 degrees 02'40" West a distance of 129.25 feet; thence South 47 degrees  
29 56'35" West a distance of 32.86 feet; thence North 42 degrees 07'40" West a distance of 93.12  
30 feet; thence South 47 degrees 55'30" West a distance of 149.91 feet; thence North a distance of  
31 325.43 feet to the True Point of Beginning.

32  
33 \$72.09

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

40  
41 \$804.92

42  
43 Beginning at the SW corner of the NE 1/4, SW 1/4, Section 18, T.4S., R.68W. of the 6th P.M.  
44 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  
45 point on the northwesterly line of Morrison Road the True Point of Beginning; thence N 47°46'  
46 E 120 feet; thence N 89°27' W 218.85 feet; thence South 81.5 feet; thence S 89°27' E 130.80  
47 feet more or less to the True Point of Beginning.

48  
49 \$524.95

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

9  
10 \$784.27

11  
12 That part of the SE1/4, NE1/4, Section 18, T.4S.,R.68W. of the 6th P.M. described as follows:  
13 Beginning at a point on the northerly right of way line of Morrison Road located 186.365 feet  
14 northeast of the northeast corner of South Perry Street and Morrison Road; thence north 274.07  
15 feet to the SW corner of Lot 19, Block 31, Belmont Park; thence east 298.42 feet to a point on  
16 the northerly right of way line of Morrison Road said point being the SE corner of Lot 30 said  
17 Block 31; thence southwest 402.81 feet to the Point of Beginning.

18  
19 \$1,762.12

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

39  
40 \$787.95

41  
42 **Section 4.** The assessments made pursuant hereto shall be a lien in the several amounts  
43 assessed against each lot or tract of land set forth in Section 3 herein, and such lien shall have the  
44 priority of the lien for local public improvement districts.

45 **Section 5.** Without demand, said assessments as set forth in Section 3 herein, shall be due  
46 and payable on the first day of January of the year next following the year in which this assessing  
47 ordinance became effective, and said assessments shall become delinquent if not paid by the last

1 day of February of the year next following the year in which this assessing ordinance became  
2 effective. A failure to pay said assessments as hereinabove set forth shall subject the property  
3 being assessed to sale as provided by the Charter of the City and County of Denver.

4 **Section 6.** Any unspent revenue shall be retained and credited to the Consolidated  
5 Morrison Road Pedestrian Mall Local Maintenance District for future long term or program  
6 maintenance of the District.

7 COMMITTEE APPROVAL DATE: \_\_\_\_\_, 2015 [by consent]

8 MAYOR-COUNCIL DATE: \_\_\_\_\_, 2015

9 PASSED BY THE COUNCIL: \_\_\_\_\_, 2015

10 \_\_\_\_\_ - PRESIDENT

11 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_, 2015

12 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
13 EX-OFFICIO CLERK OF THE  
14 CITY AND COUNTY OF DENVER

15 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_, 2015; \_\_\_\_\_, 2015

16 PREPARED BY: Jo Ann Weinstein, Assistant City Attorney DATE: November 5, 2015

17 Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
18 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
19 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
20 §3.2.6 of the Charter.

21 D. Scott Martinez, City Attorney

22 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_, 2015