

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2013

COUNCIL BILL NO. CB13-0799
COMMITTEE OF REFERENCE:

Land Use, Transportation & Infrastructure

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 Manager 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 costs of the continuing care, operation, repair, maintenance and replacement of the Consolidated Morrison Road Pedestrian Mall are \$58,390.00, which amount the Manager of Public Works has the authority to expend for the purposes stated herein;

(c) The Manager 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 Manager of Public Works;

(d) The portion of the 2014 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 \$58,158.19;

(e) The portion of the annual costs of the continuing care, operation, repair, maintenance and replacement of the Consolidated Morrison Road Pedestrian Mall to be borne by the City and County of Denver is \$231.81; and

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

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

4 **Section 3.** The annual costs of the continuing care, operation, repair, maintenance and
5 replacement of the Consolidated Morrison Road Pedestrian Mall in the amount of \$58,158.19 are
6 hereby assessed against the real properties, exclusive of improvements thereon, within said
7 local maintenance district as follows:

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

11		
12	ADAMS PARK	
13	BLOCK 3	
14	Lots	
15	1-6, inclusive	\$1,067.40
16	7-11	\$120.65
17	12	\$120.74
18		
19	BLOCK 4	
20	Lots	
21	1-5	\$148.69
22	6	\$44.88
23		
24	BELMONT PARK	
25	BLOCK 1	
26	Lots	
27	14	\$95.06
28	15-17	\$147.55
29	18	\$233.08
30		
31	BLOCK 17	
32	Lots	
33	14-17	\$147.55
34	18-19	\$230.16
35	20-23	\$147.55
36		
37	BLOCK 18	
38	Lots	
39	11 Except 12' Triangular Shaped Parcel in Southwest Corner	\$103.81
40	12-14	\$147.55
41	15-16	\$230.16
42	17-20	\$147.55
43		
44	BLOCK 30	
45	Lots	
46	26 Except 12' Triangular Shaped Parcel in Southwest Corner	\$95.06
47	27-29	\$147.55

1	30-31	\$230.15
2	32-35	\$147.55
3		
4	BLOCK 31	
5	Lots	
6	14-17	\$147.55
7	18	\$225.05
8	30	\$170.39
9	31-33	\$161.20
10	34	\$108.71
11		
12	BLOCK 32	
13	Lots	
14	29	\$236.66
15	30-33	\$147.55
16		
17	BLOCK 35	
18	Lots	
19	1-4	\$147.69
20	5	\$230.41
21		
22	BLOCK 36	
23	Lots	
24	1-4	\$147.69
25	5-6	\$230.45
26	7-10	\$147.69
27		
28	BLOCK 37	
29	Lots	
30	1-6	\$147.69
31	15-18	\$147.69
32	19-22	\$234.35
33		
34	BELMONT PARK ANNEX	
35	BLOCK 38	
36	Lots	
37	1-4	\$141.65
38	5	\$136.57
39		
40	BLOCK 39	
41	Lots	
42	1-4	\$147.55
43	5-6	\$230.16
44	7-10	\$147.55
45		
46	BLOCK 40	
47	Lots	
48	1	\$230.50
49	2-4	\$147.55
50	5	\$95.06
51		

1	KENTUCKY GARDEN	
2	BLOCK 1	
3	Lots	
4	32	\$153.11
5	33-35	\$296.16
6		
7	BLOCK 2	
8	Lots	
9	28	\$26.68
10	29	\$397.21
11	30	\$552.95
12		
13	BLOCK 5	
14	Lots	
15	1-4	\$148.91
16	5	\$81.10
17		
18	BLOCK 6	
19	Lots	
20	1	\$307.97
21	2	\$290.47
22	3-11	\$148.91
23	12	\$223.37
24	13-19	\$148.91
25	20	\$96.42
26		
27	BLOCK 7	
28	Lots	
29	19-24	\$148.91
30	25	\$766.86
31	26-40	\$148.91
32	41	\$45.50
33		
34	WESTLAWN ADDITION	
35	BLOCK 8	
36	Lots	
37	1	\$248.26
38	2	\$147.69
39	3	\$98.56
40		
41	Block 13	
42	Lots	
43	1	\$76.38
44	2-9	\$147.69
45	10	\$65.66
46		
47	WOOD SUBDIVISION	
48	BLOCK 1	
49	Lots	
50	15-18	\$147.55
51	19	\$241.96

1	20-24	\$147.55
2		
3	BLOCK 2	
4	Lots	
5	5-6	\$147.55
6	7	\$206.20
7	8	\$294.89
8		
9	WOOD SUBDIVISION 2 ND FILING	
10	BLOCK 3	
11	Lot	
12	1	\$109.98
13		
14	MANLEA SUBDIVISION	
15	BLOCK 1	
16	Lots	
17	1	\$338.59
18	2-4	\$218.73
19	5	\$131.24
20		
21	MANLEA SUBDIVISION 2 ND FILING	
22	BLOCK 4	
23	Lots	
24	12	\$262.47
25	13-18	\$218.73
26		
27	SHER MOR SUBDIVISION	
28	Lots	
29	7-11	\$218.73
30		
31	UNPLATTED	
32	A parcel of land located in the NW ¼ NW ¼ of Section 17, and the NE ¼ of the NE ¼ of Section	
33	18, Township 4 South, Range 68 West of the 6 th P.M., described as follows:	
34	Commencing at the Northwest corner of said Section 17; thence S 00°48'30" E, a distance of	
35	50.00 feet to a point of on the Southerly right of way line of West Alameda Avenue, said point	
36	being the point of beginning; thence N 89°35'35"E, a distance 303.25 feet along the said	
37	southerly right of way line; thence S28°48'52"E, a distance of 27.09 feet to a point on the	
38	Northwesterly right of way line of Morrison Road; thence S46°32'55"W along said Northwesterly	
39	right of way line of Morrison Road to a point on the west line of said Section 17, thence northerly	
40	along said west line of said Section 17 to the Point of Beginning.	
41		
42		\$1,879.01
43		

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

8
9 \$2,339.70

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

17
18 \$909.91

19
20 That part of the NW ¼ of the SE ¼ of Sec. 18, Township 4 South, Range 68 West, Described as
21 follows:

22 Beginning at a point on the West line of said quarter section 201.3' S of the center of said Sec.
23 18 being the center line of the Morrison Rd. at that point; thence S along the said boundary line
24 399.2'; thence E 200'; thence N 581.3' more or less to center line of Morrison Road; thence S
25 48°40' West 269.5' along the center line of the said Morrison Road to the Point of Beginning.

26 \$1,178.95

27
28 A tract of land in the SE quarter of the NW quarter and in the NE quarter of the SW quarter of
29 Section 18, Township 4 South, Range 68 West of the 6th P.M., being more particularly described
30 as follows:

31 Beginning at a point on the North-South centerline of Section 18, Township 4 South, Range 68
32 West, and 55 ft S of the center of said Section; thence W 60 feet parallel to the E-W centerline of
33 said Section 18 to point that is 55 ft S of the East-West centerline and 60 ft W of the N-S
34 centerline of said Section 18; then N 150 ft more or less and parallel to said North-South
35 centerline to a point on the Southerly right of way line of Exposition Avenue per Ordinance
36 Number 323-1967; thence W 100 ft along said Southerly right of way line; thence S 75 ft more or
37 less to a point on the E-W line centerline of said Section 18; thence W 138.5 ft more of less
38 along said E-W centerline to a point on the East line of the property of the Belmont School;
39 thence S along said line 162 ft; thence Southeasterly 145.8 ft more or less to a pipe 220 ft W of
40 the aforesaid N-S centerline of Section 18 and 179.3 feet North of the centerline of Morrison
41 Road per Ordinance Number 44-1986; thence S 138.88 ft to a point on the N right of way line of
42 said Morrison Road; thence Northeasterly along the N right of way line of Morrison Road 295
43 feet to a point on the N-S centerline Section 18; thence N 105.58 ft more or less along said
44 centerline to the Point of Beginning.

45 \$1,290.50

46
47 A parcel of land located in the NE ¼ SW ¼ of Section 18, T4S, R68W, W of the 6th P.M. being
48 more particularly described as follows, commencing at the center of said section, thence south
49 along the North-South Centerline of said section 18, a distance of 160.53 ft more or less to a
50 point on the Northwesterly line of Morrison Road; then South 47° 55 minutes W along the
51 Northwesterly line of Morrison Road, a distance of 296.95 ft to the true point of beginning; thence

1 S 47° 55 minutes W along the Northwesterly line of Morrison Road, a distance of 135.8 ft to a
2 point on the Northeasterly line of the Belmont school property; thence N 42° 29 minutes W along
3 the Northeasterly line of the Belmont school property, a distance of 55.00 ft; thence N along the
4 East line of the Belmont school property and parallel with the North-South center line of said
5 Section 18, a distance of 252.5 ft; thence S 80° 26 minutes E, a distance of 140.28ft to a point
6 220.0 ft W of the North-South Center lines of said Section 18; thence South, parallel with the
7 North-South Center line of said Section 18, a distance of 179.3 ft more or less, to the point of
8 beginning.

9 \$524.95

10
11 A parcel of land in the NE ¼ SW ¼ , of Section 18, Township 4 South, Range 68 West in the City
12 and County of Denver, State of Colorado, being more particularly described as follows, to wit:
13 BEGINNING at a point on the East line of said NE ¼ SW ¼, which is 673.5 feet North of the
14 Southeast corner of said NE ¼ SW ¼, said point being on the North line of W. Ohio Ave.; thence
15 West along the North line of W. Ohio Ave., a distance of 437.93 feet;
16 thence Northwesterly along the Northeasterly line of W. Ohio Ave., a distance of 8.7 feet to a
17 point on the Southeasterly line of Morrison Road;
18 thence Northeasterly along the Southeasterly line of Morrison Road, a distance of 595.0 feet to a
19 point on the East line of said NE ¼ SW ¼,
20 thence South along the East line of said NE ¼ SW ¼ a distance of 411.11 feet, more or less to
21 the POINT OF BEGINNING.

22
23 \$2,602.88

24
25 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
26 particularly described as follows:
27 Beginning at the intersection of the line common to the NW ¼ and the SW ¼ of Sec. 18, T. 4S.,
28 R. 68W., of the 6th P.M., with the east line of So. Utica St. extended south, which point lies 40
29 feet east of the SE corner of vacated Block 11, Plat of Irving Park Subdivision and 695.569 feet
30 east of the sixteenth corner common to the aforesaid NW and SW quarters; thence east along
31 the line common to said quarters 264 feet; thence south and parallel to the east line of So. Utica
32 St., extended south 415 feet; thence southeasterly and perpendicular to the northwesterly line of
33 Morrison Road 54.57 feet plus or minus feet to the northwesterly line of Morrison road; thence
34 southwesterly along said northwesterly line 330.41 plus or minus feet to a point 75.17 feet NE of
35 the intersection of said northwesterly line with the east line of so. Utica St., extended; thence
36 northwesterly and perpendicular to aforesaid northwesterly line 83 feet to a point on the east line
37 of So. Utica St., extended; thence north along said east line of So. Utica St., 618.956 feet to the
38 point of beginning.

39
40 \$1,373.31

41
42 A portion of a parcel of land in the Northeast ¼ Southwest ¼ of Section 18, Township 4 South,
43 Range 68 West of the 6th P.M., more particularly described as follows:
44 Commencing at a point on the North line of West Kentucky Avenue, 825 feet West and 30 feet
45 North of the Southeast corner of the Northeast ¼ Southwest ¼ of said Section 18; thence West,
46 along the North line of West Kentucky Avenue, a distance of 71.6 feet; thence Northwesterly, a
47 distance of 172.9 feet to a point 196 feet Northeasterly from the intersection of the Southeasterly
48 line of Morrison Road with the North line of West Kentucky; thence Northeasterly, along the
49 Southeasterly line of Morrison Road, a distance of 128.55 feet; thence South 72°40' East, a
50 distance of 89.2 feet; thence South 88°50" East, a distance of 125.34 feet; thence South, parallel
51 to the East line of said Northeast ¼ Southwest ¼, a distance of 21.3 feet; thence West, parallel

1 to the North line of West Kentucky Avenue, a distance of 75 feet; thence South, parallel to the
2 East line of said Northeast ¼ Southwest ¼, distance of 50 feet; thence West, parallel to the
3 North line of West Kentucky Avenue, a distance of 50 feet; thence South, parallel to the East line
4 of said Northeast ¼ Southwest ¼, a distance of 120 feet to the point of beginning.

5
6 \$562.35
7

8 A parcel of land in the Southwest ¼ of Section 18, Township 4 South, Range 68 West of the
9 Sixth Principal Meridian, described as follows: Beginning at a point on the Southeasterly right-of-
10 way line of U.S. Highway 285 (State Highway 8) , sometimes known as Morrison Road, said
11 point being 368.9 feet, N 47°11'17" E on an assumed bearing, measured along said
12 Southeasterly right-of-way line of said U.S. Highway 285, from the point of intersection of the
13 South line of the Northwest ¼ Southwest ¼ of Section 18, Township 4 South , Range 68 West of
14 the 6th P. M., and the aforesaid Southeasterly right-of-way line of U.S. Highway 285; thence S
15 72° 40' 00" E, 89.2 feet; thence S 88° 50' 00" E, 52 feet; thence Northerly 70 feet; thence N 86°
16 52' 00" W, 7 feet; thence N 80° 30' 00" W, 73.15 feet; thence N 47°46'00" W, 80.30 feet, more or
17 less, to the point of beginning.

18
19 \$351.28
20

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

23 Beginning at the Southwest corner of said NE ¼ SW ¼; thence South 89° 27' East along the
24 South line of said NE ¼ SW ¼ 117.3 feet; thence North 47° 46' East 224.99 feet; thence North
25 89° 27' West 68.27 feet to a point on the Northwesterly line of Morrison road; thence North 47°
26 46' East along said Northwesterly line 120 feet to the true point of beginning; thence North 89°
27 27' West 132.62 feet to the Southeast corner of Lot 9, PAPPY FRY SUBDIVISION; thence North
28 6° 41' East along the Easterly line of PAPPY FRY SUBDIVISION 197.73 feet to the Northeast
29 corner of said Subdivision; then South 59° 27' East along the South line of the right of way of
30 Greene Ditch 137.2 feet; thence South 71° 36' East along said South line 89.51 feet; thence
31 South 11° 39' East to a point on the Northwesterly line of Morrison Road; thence South 47° 46'
32 West along said Northwesterly line 129.95 feet to the true point of beginning.

33
34 \$568.48
35

36 A parcel of land located in the SW ¼ SW ¼ of Section 18, Township 4 South, Range 68 West of
37 the 6th Principal Meridian being more particularly described as follows: Beginning at the
38 southwest corner of said Section 18; thence N 47° 0'E, along the center line of Morrison Road, a
39 distance of 443.51 feet; thence n. 0° 45'W, a distance of 41.0 feet to a point on the northwesterly
40 line of Morrison Road, which point is 327.51 feet east of the west line of said Section 18, and
41 measured at right angles thereto, said point being the TRUE POINT OF BEGINNING; thence N.
42 47° 0' E, along the northwesterly line of Morrison Road, a distance of 202.9 feet; thence N 44°
43 31' W. a distance of 217.5 feet to a point 327.51 feet east of the west line of said Section 18, and
44 measured at right angles thereto; thence S.0°45'E, parallel with the west line of said Section 18,
45 a distance of 293.47 feet, more or less, to the TRUE POINT OF BEGINNING.

46
47 \$887.60
48

49 A tract of land in the SW1/4 SW1/4 of Section 18, Township 4 South, Range 68 West, described
50 as follows: Beginning at a point in the center line of the Morrison Road, whence the Southwest
51 corner of Section 18 bears South 47 degrees, 36' West 823.72 feet, thence North 42 degrees 24'

1 West 177.4 feet, thence South 72 degrees 22' East 204.77 feet to a point in the center line of the
2 said Morrison Road, thence South 47 degrees 36' in the center line of the said Morrison Road,
3 thence South 47 degrees 36' West 102.29 feet along the center line of said Morrison Road to the
4 point of beginning; EXCEPT that certain triangular track of land conveyed to the City and County
5 of Denver by a quit claim deed dated March 3, 1955, and recorded in Book 7661 at page 394 of
6 the records of the City and County of Denver.

7
8 \$367.46
9

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

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

20
21 \$332.47
22

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

32
33 \$275.20
34

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

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

46
47 \$1,173.61
48

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

1 Beginning at a point on the South line of said Southwest ¼ of Section 18, located South 89°36 ½'
2 East, a distance of 50.00 feet from the Southwest corner of said Section 18; thence South
3 89°36 1/2' East along said South line a distance of 193.5 feet; thence North 53°30' West a
4 distance of 141.67 feet to a point which is 30.0 feet Southeasterly from and measured radially to
5 the center line of Morrison Road; thence Southwesterly on a curve to the right, having a radius of
6 530.0 feet and being parallel with and 30.0 feet distant from the center line of Morrison Road, a
7 distance of 95.47 feet, the long chord of which bears South 56°39'33" West a distance of 95.35
8 feet, to a point located 50.0 East of the West line of said Section 18; thence South 0°05' East
9 parallel with and 50.0 feet East of the West line of said Section 18, a distance of 30.54 feet more
10 or less to the Point of Beginning, in the City and County of Denver, State of Colorado. Excepting
11 there from that certain tract or parcel of land described in a Warranty Deed dated June 7, 1965,
12 which was recorded June 30, 1965, in Book 9452 at Page 5, conveying certain property to the
13 Department of Highways, State of Colorado, for the widening of the Morrison Road, City and
14 County of Denver, State of Colorado.

15
16 \$440.52
17

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

30
31 \$72.09
32

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

38
39 \$804.92
40

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

46
47 \$524.95
48

49 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
50 follows: Beginning at the northeast corner of South Wolff Street and West Kentucky Avenue;
51 thence north 123 feet to the southwest corner of Lot 5, Pappy Fry Subdivision; thence east along

1 the south line and the south line extended said Lot 5, 253.42 feet more or less to a point on the
2 northwesterly line of Morrison Road; thence southwesterly on the northwesterly line of Morrison
3 Road a distance of 179.28 feet more or less to the northwest corner of Morrison Road and West
4 Kentucky Avenue; thence west 122.36 feet more or less to the Point of Beginning.

5
6 \$784.27
7

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

14
15 \$1,762.12
16

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

35
36 \$787.95

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

40 **Section 5.** Without demand, said assessments as set forth in Section 3 herein, shall be due and
41 payable on the first day of January of the year next following the year in which this assessing
42 ordinance became effective, and said assessments shall become delinquent if not paid by the
43 last day of February of the year next following the year in which this assessing ordinance
44 became effective. A failure to pay said assessments as hereinabove set forth shall subject the

1 property subject to the assessment to sale as provided by the Charter of the City and County of
2 Denver.

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

6 COMMITTEE APPROVAL: (by Consent) October 31, 2013

7 MAYOR-COUNCIL DATE: November 5, 2013

8 PASSED BY THE COUNCIL _____ 2013

9 _____ - PRESIDENT

10 APPROVED: _____ - MAYOR _____ 2013

11 ATTEST: _____ - CLERK AND RECORDER,
12 EX-OFFICIO CLERK OF THE
13 CITY AND COUNTY OF DENVER

14 NOTICE PUBLISHED IN THE DAILY JOURNAL _____ 2013; _____ 2013

15 PREPARED BY: Jo Ann Weinstein - ASSISTANT CITY ATTORNEY - November 7, 2013

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

20 Douglas J. Friednash, City Attorney

21 BY: _____, _____ City Attorney - _____ 2013