

1 **BY AUTHORITY**

2 ORDINANCE NO. \_\_\_\_\_  
3 SERIES OF 2011

COUNCIL BILL NO. CB11-0787  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

5 **A BILL**

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

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

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

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

19 (b) The annual costs of the continuing care, operation, repair, maintenance and  
20 replacement of the Consolidated Morrison Road Pedestrian Mall are \$118,390.00, which amount  
21 the Manager of Public Works has the authority to expend for the purposes stated herein;

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

26 (d) The Consolidated Morrison Road Pedestrian Mall currently has sufficient reserves  
27 to pay for \$58,390.00 of the \$118, 390.00 2012 annual costs of the continuing care, operation,  
28 repair, maintenance and replacement of the Consolidated Morrison Road Pedestrian Mall;

29 (e) The portion of the 2012 annual costs for the continuing care, operation, repair,  
30 maintenance and replacement of the Consolidated Morrison Road Pedestrian Mall to be  
31 assessed against the properties, exclusive of improvements thereon, benefited are \$58,158.16;

32 (f) The portion of the annual costs of the continuing care, operation, repair,  
33 maintenance and replacement of the Consolidated Morrison Road Pedestrian Mall to be borne  
34 by the City and County of Denver is \$231.84; and

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

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

8 **Section 3.** The annual costs of the continuing care, operation, repair, maintenance and  
 9 replacement of the Consolidated Morrison Road Pedestrian Mall in the amount of \$58,158.16 are  
 10 hereby assessed against the real properties, exclusive of improvements thereon, within said  
 11 local maintenance district as follows:

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

15  
 16 ADAMS PARK  
 17 BLOCK 3

18	Lots	
19	1-6, inclusive	\$1,067.40
20	7-11	\$120.65
21	12	\$120.74

22  
 23 BLOCK 4  
 24 Lots

25	1-5	\$148.69
26	6	\$44.88

27  
 28 BELMONT PARK  
 29 BLOCK 1

30	Lots	
31	14	\$95.06
32	15-17	\$147.55
33	18	\$233.08

34  
 35 BLOCK 17  
 36 Lots

37	14-17	\$147.55
38	18-19	\$230.16
39	20-23	\$147.55

40 BLOCK 18  
 41 Lots

42	11 Except 12' Triangular Shaped Parcel in Southwest Corner	\$103.81
43	12-14	\$147.55
44	15-16	\$230.16

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

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

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, beg at the NE corner of lot 15 and extending 20.73' SW	\$90.68
18	16-18	\$147.55
19	19	\$241.96
20	20-24	\$147.55
21		
22	BLOCK 2	
23	Lots	
24	5-6	\$147.55
25	7	\$206.20
26	8	\$294.89
27		
28	WOOD SUBDIVISION 2 <sup>ND</sup> FILING	
29	BLOCK 3	
30	Lot	
31	1	\$109.98
32		
33	MANLEA SUBDIVISION	
34	BLOCK 1	
35	Lots	
36	1	\$338.59
37	2-4	\$218.73
38	5	\$131.24
39		
40	MANLEA SUBDIVISION 2 <sup>ND</sup> FILING	
41	BLOCK 4	
42	Lots	
43	12	\$262.47
44	13-18	\$218.73
45		
46	SHER MOR SUBDIVISION	
47	Lots	
48	Northerly 10' of 7	\$43.75
49	8-11	\$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 Section  
3 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 Northwesterly  
9 right of way line of Morrison Road to a point on the west line of said Section 17, thence northerly  
10 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 ft  
16 to the point of intersection with the Southeasterly line of Morrison Road; thence S 47°19'34" W  
17 along said Southeasterly line of Morrison Road, a distance of 534.84 ft to the point of intersection  
18 with the South line of said SW ¼ of SW ¼ of NE ¼ of said Section; then S 89°48'29" E along  
19 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  
20 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 Southeast  
26 quarter of said Section 18, thence running South along the West line of said southeast quarter to  
27 the Northwesterly line of the Morrison Road, thence Northeasterly along the Northwesterly line of  
28 said County Road to the North line of said Southeast quarter, thence West Along the North line  
29 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 as  
34 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

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

45 Beginning at a point on the North-South centerline of Section 18, Township 4 South, Range 68  
46 West, and 55 ft S of the center of said Section; thence W 60 feet parallel to the E-W centerline of  
47 said Section 18 to point that is 55 ft S of the East-West centerline and 60 ft W of the N-S  
48 centerline of said Section 18; then N 150 ft more or less and parallel to said North-South  
49 centerline to a point on the Southerly right of way line of Exposition Avenue per Ordinance

1 Number 323-1967; thence W 100 ft along said Southerly right of way line; thence S 75 ft more or  
2 less to a point on the E-W line centerline of said Section 18; thence W 138.5 ft more or less  
3 along said E-W centerline to a point on the East line of the property of the Belmont School;  
4 thence S along said line 162 ft; thence Southeasterly 145.8 ft more or less to a pipe 220 ft W of  
5 the aforesaid N-S centerline of Section 18 and 179.3 feet North of the centerline of Morrison  
6 Road per Ordinance Number 44-1986; thence S 138.88 ft to a point on the N right of way line of  
7 said Morrison Road; thence Northeasterly along the N right of way line of Morrison Road 295  
8 feet to a point on the N-S centerline Section 18; thence N 105.58 ft more or less along said  
9 centerline to the Point of Beginning.

10  
11 \$1,290.50  
12

13 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. being  
14 more particularly described as follows, commencing at the center of said section, thence south  
15 along the North-South Centerline of said section 18, a distance of 160.53 ft more or less to a  
16 point on the Northwesterly line of Morrison Road; then South 47° 55 minutes W along the  
17 Northwesterly line of Morrison Road, a distance of 296.95 ft to the true point of beginning; thence  
18 S 47° 55 minutes W along the Northwesterly line of Morrison Road, a distance of 135.8 ft to a  
19 point on the Northeasterly line of the Belmont school property; thence N 42° 29 minutes W along  
20 the Northeasterly line of the Belmont school property, a distance of 55.00 ft; thence N along the  
21 East line of the Belmont school property and parallel with the North-South center line of said  
22 Section 18, a distance of 252.5 ft; thence S 80° 26 minutes E, a distance of 140.28ft to a point  
23 220.0 ft W of the North-South Center lines of said Section 18; thence South, parallel with the  
24 North-South Center line of said Section 18, a distance of 179.3 ft more or less, to the point of  
25 beginning.

26  
27 \$524.95  
28

29 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 City  
30 and County of Denver, State of Colorado, being more particularly described as follows, to wit:  
31 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 the  
32 Southeast corner of said NE  $\frac{1}{4}$  SW  $\frac{1}{4}$ , said point being on the North line of W. Ohio Ave.; thence  
33 West along the North line of W. Ohio Ave., a distance of 437.93 feet;  
34 thence Northwesterly along the Northeasterly line of W. Ohio Ave., a distance of 8.7 feet to a  
35 point on the Southeasterly line of Morrison Road;  
36 thence Northeasterly along the Southeasterly line of Morrison Road, a distance of 595.0 feet to a  
37 point on the East line of said NE  $\frac{1}{4}$  SW  $\frac{1}{4}$ ,  
38 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  
39 the POINT OF BEGINNING.

40  
41 \$2,602.88  
42

43 A parcel of land in the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 18, T. 4S., R 68W., of the 6<sup>th</sup> P.M., more  
44 particularly described as follows:  
45 Beginning at the intersection of the line common to the NW  $\frac{1}{4}$  and the SW  $\frac{1}{4}$  of Sec. 18, T. 4S.,  
46 R. 68W., of the 6<sup>th</sup> P.M., with the east line of So. Utica St. extended south, which point lies 40  
47 feet east of the SE corner of vacated Block 11, Plat of Irving Park Subdivision and 695.569 feet  
48 east of the sixteenth corner common to the aforesaid NW and SW quarters; thence east along  
49 the line common to said quarters 264 feet; thence south and parallel to the east line of So. Utica

1 St., extended south 415 feet; thence southeasterly and perpendicular to the northwesterly line of  
2 Morrison Road 54.57 feet plus or minus feet to the northwesterly line of Morrison road; thence  
3 southwesterly along said northwesterly line 330.41 plus or minus feet to a point 75.17 feet NE of  
4 the intersection of said northwesterly line with the east line of so. Utica St., extended; thence  
5 northwesterly and perpendicular to aforesaid northwesterly line 83 feet to a point on the east line  
6 of So. Utica St., extended; thence north along said east line of So. Utica St., 618.956 feet to the  
7 point of beginning.

8  
9 \$1,373.31

10  
11 A portion of a parcel of land in the Northeast  $\frac{1}{4}$  Southwest  $\frac{1}{4}$  of Section 18, Township 4 South,  
12 Range 68 West of the 6<sup>th</sup> P.M., more particularly described as follows:

13 Commencing at a point on the North line of West Kentucky Avenue, 825 feet West and 30 feet  
14 North of the Southeast corner of the Northeast  $\frac{1}{4}$  Southwest  $\frac{1}{4}$  of said Section 18; thence West,  
15 along the North line of West Kentucky Avenue, a distance of 71.6 feet; thence Northwesterly, a  
16 distance of 172.9 feet to a point 196 feet Northeasterly from the intersection of the Southeasterly  
17 line of Morrison Road with the North line of West Kentucky; thence Northeasterly, along the  
18 Southeasterly line of Morrison Road, a distance of 128.55 feet; thence South  $72^{\circ}40'$  East, a  
19 distance of 89.2 feet; thence South  $88^{\circ}50''$  East, a distance of 125.34 feet; thence South, parallel  
20 to the East line of said Northeast  $\frac{1}{4}$  Southwest  $\frac{1}{4}$ , a distance of 21.3 feet; thence West, parallel  
21 to the North line of West Kentucky Avenue, a distance of 75 feet; thence South, parallel to the  
22 East line of said Northeast  $\frac{1}{4}$  Southwest  $\frac{1}{4}$ , distance of 50 feet; thence West, parallel to the  
23 North line of West Kentucky Avenue, a distance of 50 feet; thence South, parallel to the East line  
24 of said Northeast  $\frac{1}{4}$  Southwest  $\frac{1}{4}$ , a distance of 120 feet to the point of beginning.

25  
26 \$562.35

27  
28 A parcel of land in the Southwest  $\frac{1}{4}$  of Section 18, Township 4 South, Range 68 West of the  
29 Sixth Principal Meridian, described as follows: Beginning at a point on the Southeasterly right-of-  
30 way line of U.S. Highway 285 (State Highway 8) , sometimes known as Morrison Road, said  
31 point being 368.9 feet, N  $47^{\circ}11'17''$  E on an assumed bearing, measured along said  
32 Southeasterly right-of-way line of said U.S. Highway 285, from the point of intersection of the  
33 South line of the Northwest  $\frac{1}{4}$  Southwest  $\frac{1}{4}$  of Section 18, Township 4 South , Range 68 West of  
34 the 6<sup>th</sup> P. M., and the aforesaid Southeasterly right-of-way line of U.S. Highway 285; thence S  
35  $72^{\circ} 40' 00''$  E, 89.2 feet; thence S  $88^{\circ} 50' 00''$  E, 52 feet; thence Northerly 70 feet; thence N  $86^{\circ}$   
36  $52' 00''$  W, 7 feet; thence N  $80^{\circ} 30' 00''$  W, 73.15 feet; thence N  $47^{\circ}46'00''$  W, 80.30 feet, more or  
37 less, to the point of beginning.

38  
39 \$351.28

40  
41 That part of the NE  $\frac{1}{4}$  SW  $\frac{1}{4}$  of Section 18, Township 4 South, Range 68 West of the 6<sup>th</sup> P.M.,  
42 described as follows:

43 Beginning at the Southwest corner of said NE  $\frac{1}{4}$  SW  $\frac{1}{4}$ ; thence South  $89^{\circ} 27'$  East along the  
44 South line of said NE  $\frac{1}{4}$  SW  $\frac{1}{4}$  117.3 feet; thence North  $47^{\circ} 46'$  East 224.99 feet; thence North  
45  $89^{\circ} 27'$  West 68.27 feet to a point on the Northwesterly line of Morrison road; thence North  $47^{\circ}$   
46  $46'$  East along said Northwesterly line 120 feet to the true point of beginning; thence North  $89^{\circ}$   
47  $27'$  West 132.62 feet to the Southeast corner of Lot 9, PAPPY FRY SUBDIVISION; thence North  
48  $6^{\circ} 41'$  East along the Easterly line of PAPPY FRY SUBDIVISION 197.73 feet to the Northeast  
49 corner of said Subdivision; then South  $59^{\circ} 27'$  East along the South line of the right of way of



1 Greene Ditch 137.2 feet; thence South 71° 36' East along said South line 89.51 feet; thence  
2 South 11° 39' East to a point on the Northwesterly line of Morrison Road; thence South 47° 46'  
3 West along said Northwesterly line 129.95 feet to the true point of beginning.

4  
5 \$568.48  
6

7 A parcel of land located in the SW ¼ SW ¼ of Section 18, Township 4 South, Range 68 West of  
8 the 6<sup>th</sup> Principal Meridian being more particularly described as follows: Beginning at the  
9 southwest corner of said Section 18; thence N 47° 0'E, along the center line of Morrison Road, a  
10 distance of 443.51 feet; thence n. 0° 45'W, a distance of 41.0 feet to a point on the northwesterly  
11 line of Morrison Road, which point is 327.51 feet east of the west line of said Section 18, and  
12 measured at right angles thereto, said point being the TRUE POINT OF BEGINNING; thence N.  
13 47° 0' E, along the northwesterly line of Morrison Road, a distance of 202.9 feet; thence N 44°  
14 31' W. a distance of 217.5 feet to a point 327.51 feet east of the west line of said Section 18, and  
15 measured at right angles thereto; thence S.0°45'E, parallel with the west line of said Section 18,  
16 a distance of 293.47 feet, more or less, to the TRUE POINT OF BEGINNING.

17  
18 \$887.60  
19

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

29  
30 \$367.46  
31

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

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

42  
43 \$332.47  
44

45 That part of the South Half, Southwest Quarter, Southwest Quarter, Section 18, Township 4  
46 South, Range 68 West, more particularly described as follows: Beginning at the center line of  
47 Morrison Road at a point North 47 degrees East, 443.51 feet along center line from Southwest  
48 corner West Half, Southwest Quarter, Southwest Quarter, North 47 degrees East, along center  
49 line 304.21 feet, Northwesterly to Southwest corner of Lot 17, Block 8, Kentucky Gardens and

1 327.51 feet Easterly from West line West Half, Southwest Quarter, Southwest Quarter, thence  
2 South to a point 293.47 feet North from Northerly line of Morrison Road; thence Southeasterly  
3 217.5 feet; thence Southwesterly along the Northerly line of Morrison Road 202.9 feet, thence  
4 South to Point of Beginning.

5  
6 \$275.20  
7

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

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

19  
20 \$1,173.61  
21

22 That part of the Southwest ¼ of Section 18, Township 4 South, Range 68 West of the 6<sup>th</sup> P.M.,  
23 described as follows:

24 Beginning at a point on the South line of said Southwest ¼ of Section 18, located South 89°36' ½'  
25 East, a distance of 50.00 feet from the Southwest corner of said Section 18; thence South  
26 89°36' ½' East along said South line a distance of 193.5 feet; thence North 53°30' West a  
27 distance of 141.67 feet to a point which is 30.0 feet Southeasterly from and measured radially to  
28 the center line of Morrison Road; thence Southwesterly on a curve to the right, having a radius of  
29 530.0 feet and being parallel with and 30.0 feet distant from the center line of Morrison Road, a  
30 distance of 95.47 feet, the long chord of which bears South 56°39'33" West a distance of 95.35  
31 feet, to a point located 50.0 East of the West line of said Section 18; thence South 0°05' East  
32 parallel with and 50.0 feet East of the West line of said Section 18, a distance of 30.54 feet more  
33 or less to the Point of Beginning, in the City and County of Denver, State of Colorado.

34 Excepting there from that certain tract or parcel of land described in a Warranty Deed dated June  
35 7, 1965, which was recorded June 30, 1965, in Book 9452 at Page 5, conveying certain property  
36 to the Department of Highways, State of Colorado, for the widening of the Morrison Road, City  
37 and County of Denver, State of Colorado.

38  
39 \$440.52  
40

41 Beginning at the intersection of the line common to the Northwest ¼ and the Southwest ¼  
42 quarters of said Section 18 with the East line of South Utica Street extended South, which point  
43 lies 40.00 feet East of the Southeast corner of vacated block 11, Plat of Irving Park Subdivision  
44 and 695.569 feet East of the sixteenth corner common to the aforesaid Northwest and  
45 Southwest quarters; thence South a distance of 97.00 feet to the True Point of Beginning; thence  
46 South 89 degrees 24'19" East a distance of 35.00 feet; thence South 89 degrees 24'19" East a  
47 distance of 155.56 feet thence South a distance of 297.93 feet; thence South 42 degrees 17'08"  
48 East a distance of 48.92 feet; thence South 47 degrees 42'52" West a distance of 16.48 feet;  
49 thence North 42 degrees 02'40" West a distance of 129.25 feet; thence South 47 degrees 56'35"

1 West a distance of 32.86 feet; thence North 42 degrees 07'40" West a distance of 93.12 feet;  
2 thence South 47 degrees 55'30" West a distance of 149.91 feet; thence North a distance of  
3 325.43 feet to the True Point of Beginning.

4  
5 \$72.09  
6

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

12  
13 \$804.92  
14

15 Beginning at the SW corner of the NE 1/4, SW 1/4, Section 18, T.4S., R.68W. of the 6th P.M.  
16 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  
17 point on the northwesterly line of Morrison Road the True Point of Beginning; thence N 47°46' E  
18 120 feet; thence N 89°27' W 218.85 feet; thence South 81.5 feet; thence S 89°27' E 130.80 feet  
19 more or less to the True Point of Beginning.

20  
21 \$524.95  
22

23 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  
24 follows: Beginning at the northeast corner of South Wolff Street and West Kentucky Avenue;  
25 thence north 123 feet to the southwest corner of Lot 5, Pappy Fry Subdivision; thence east along  
26 the south line and the south line extended said Lot 5, 253.42 feet more or less to a point on the  
27 northwesterly line of Morrison Road; thence southwesterly on the northwesterly line of Morrison  
28 Road a distance of 179.28 feet more or less to the northwest corner of Morrison Road and West  
29 Kentucky Avenue; thence west 122.36 feet more or less to the Point of Beginning.

30  
31 \$784.27  
32

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

39  
40 \$1,762.12  
41

42 A tract of land in the NE 1/4 SW 1/4 of Section 18, Township 4 South, Range 68 West of the 6<sup>th</sup>  
43 Principal Meridian, City and County of Denver, State of Colorado, being more particularly  
44 described as follows: Beginning at the most westerly corner of Block 1, MANLEA SUBDIVISION,  
45 which point is also the point of intersection of the southwesterly line of the alley in said Block 1,  
46 and the southeasterly line of Morrison Road; thence South 69° 45' 00" East on an assumed  
47 bearing along the southwesterly line of said alley, a distance of 243.98 feet to the most westerly  
48 corner of Lot 12, Block 1, MANLEA SUBDIVISION; thence North 47° 50' 00" East along the  
49 northwesterly line of said Lot 12, a distance of 22.66 feet to the northwesterly corner of said Lot

1 12; thence South 89° 30' 08" East along the north line of said Lot 12, a distance of 116.99 feet to  
2 a point 125.00 feet west of the northeast corner of said Lot 12; thence South 00° 00' 31" West  
3 parallel with the east line of Lots 12 and 13, Block 1, MANLEA SUBDIVISION, a distance of  
4 63.55 feet to a point on the south line of said Lot 13; thence South 00° 04' 00" East a distance of  
5 86.38 feet to a point on the Northerly Right-of-Way line of the Koener Ditch; thence North 71° 09'  
6 00" West along the Northerly Right-of-Way line of Koener Ditch, a distance of 222.96 feet;  
7 thence North 84° 32' 40" West and continuing along said right-of-way line, a distance of 286.58  
8 feet to a point on the southeasterly line of Morrison Road; thence North 47° 50' 00" East along  
9 the southeasterly line of Morrison Road, a distance of 180.12 feet, more or less, to the point of  
10 beginning.

11  
12

\$787.95

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

16 **Section 5.** Without demand, said assessments as set forth in Section 3 herein, shall be due and  
17 payable on the first day of January of the year next following the year in which this assessing  
18 ordinance became effective, and said assessments shall become delinquent if not paid by the  
19 last day of February of the year next following the year in which this assessing ordinance  
20 became effective. A failure to pay said assessments as hereinabove set forth shall subject the  
21 property subject to the assessment to sale as provided by the Charter of the City and County of  
22 Denver.

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

26

1 COMMITTEE APPROVAL: (by Consent) October 27, 2011  
2 MAYOR-COUNCIL DATE: November 8, 2011  
3 PASSED BY THE COUNCIL \_\_\_\_\_ 2011

4 \_\_\_\_\_ - PRESIDENT  
5 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_ 2011  
6 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
7 EX-OFFICIO CLERK OF THE  
8 CITY AND COUNTY OF DENVER

9 NOTICE PUBLISHED IN THE DAILY JOURNAL \_\_\_\_\_ 2011; \_\_\_\_\_ 2011

10 PREPARED BY: Jo Ann Weinstein - ASSISTANT CITY ATTORNEY - November 10, 2011

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

15 Douglas J. Friednash, City Attorney

16 BY: \_\_\_\_\_, \_\_\_\_\_ City Attorney - \_\_\_\_\_ 2011