



9th Avenue Metropolitan District Nos. 1 to 3

Master Plan



Phased Development Plan

	Retail	Residential	Hotel	Office	Parking	Community
A	34,000	838,000	-	-	1,420	-
B	109,000	180,000	80,000	80,500	700	-
C	-	72,000	-	-	50	22,500
D	-	224,000	-	-	350+	-

Phase A B C D



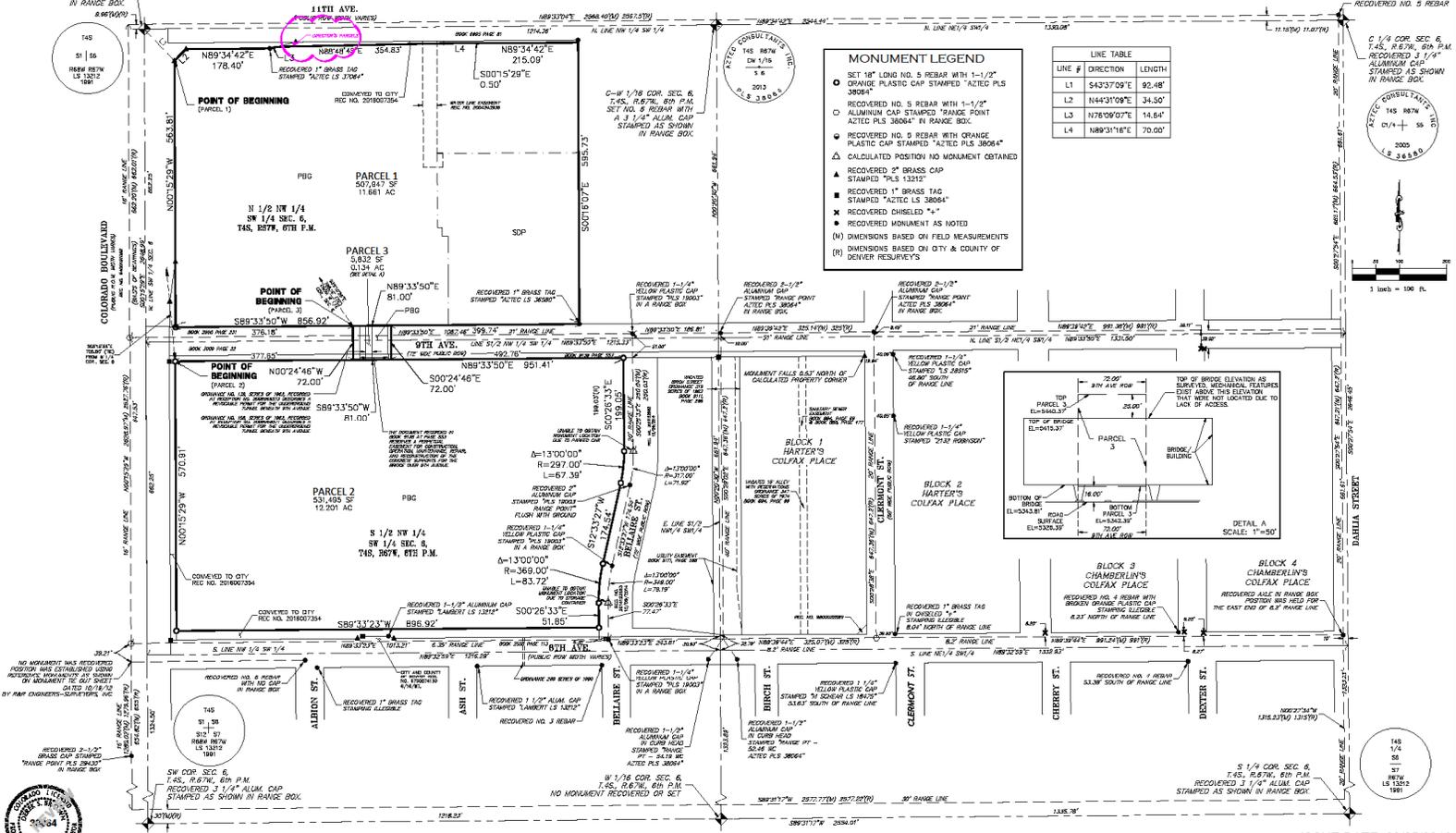
9TH & COLORADO

A PLANNED BUILDING GROUP AND SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 6,
TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY
AND COUNTY OF DENVER, STATE OF COLORADO



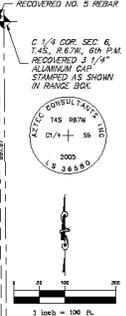
POINT OF COMMENCEMENT
(PARCELS 1, 2, & 3)
N 1/4 COR. SEC. 6,
T.4S., R.67W., 6TH P.M.
RECOVERED 3 1/4" ALUM. CAP
STAMPED AS SHOWN
IN RANGE BOX
& 6875(00)



- MONUMENT LEGEND**
- SET 18" LONG NO. 5 REBAR WITH 1-1/2" ORANGE PLASTIC CAP STAMPED "ACTED PLS 38064"
 - RECOVERED NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "RANGE POINT ACTED PLS 38064" IN RANGE BOX.
 - RECOVERED NO. 5 REBAR WITH ORANGE PLASTIC CAP STAMPED "ACTED PLS 38064"
 - △ CALCULATED POSITION NO MONUMENT OBTAINED
 - ▲ STAMPED "PLS 13212"
 - RECOVERED 1" BRASS TAC STAMPED "ACTED LS 38064"
 - ✕ RECOVERED CHISEL "A"
 - RECOVERED MONUMENT AS NOTED
 - (M) DIMENSIONS BASED ON FIELD MEASUREMENTS
 - (R) DIMENSIONS BASED ON QTY & COUNTY OF DENVER RESURVEYS

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S42°57'09"E	92.48'
L2	N44°31'09"E	34.50'
L3	N76°09'07"E	14.64'
L4	N89°31'16"E	70.00'



ISSUE DATE: 02/25/2016
SURVEY SHEET
SHEET 5 OF 24
9TH & COLORADO - P.B.G.

History:

December 2014 - City Council approves Service Plans

- The only land in the District's boundaries are the Director Parcels

November 2015 - Organizational Elections Were Held

January 2016 - Special Warranty Deed conveyed the Director Parcels to the City

April 2016- Conveyance impact to Districts uncovered.

- The next step in the organization process is to provide the election results to the District Court and motion the Court for an Order of Organization on behalf of the petitioners for the organization. In the ownership of the City, the Director Parcels are not subject to property taxes and so there is no way to qualify eligible electors to be the petitioners to complete the process of organization of the Districts.

Today – Temporary transfer of ownership to original entity allows process of organization to be completed upon confirmation that the Director Parcels are subject to property taxation.

Requested Action:

- City to acknowledge Director Parcels were encumbered by the Purchase and Sale Agreements at the time of conveyance.
- City to execute a Quit Claim Deed to convey any interest it has in the Director Parcels back to 9th Ave. Land, LLC, the Seller under the Purchase and Sale Agreements.
- City and 9th Ave Land, LLC to execute an Escrow Agreement pursuant to which Land Title Guarantee Company will hold a Bargain and Sale Deed to convey the Director Parcels back to City.
 - Trigger is completion of the district organization process and inclusion of new taxable land within the 9th and Colorado project into each of the Districts.
- 9th Ave. Land, LLC, will convey an easement to the City on the parcels for the sidewalk that currently overlaps the parcels.

City Council Schedule

Tuesday	July 12 th	Finance & Services Committee
Tuesday	July 19 th	Mayor Council
Monday	July 25 th	First Reading at City Council
Monday	August 1 st	Second Reading at City Council
Friday	August 5 th	Ordinance Effective