

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2019

COUNCIL BILL NO. CB19-1130  
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 Local Maintenance District (“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 \$73,700.00, 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 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 is \$73,479.02;

(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 \$220.98; 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

1 because of the continuing care, operation, repair, maintenance and replacement of said Pedestrian  
2 Mall.

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

6 **Section 3.** The annual costs of the continuing care, operation, repair, maintenance and  
7 replacement of the Consolidated Morrison Road Pedestrian Mall in the amount of \$73,479.02 are  
8 hereby assessed against the real properties, exclusive of improvements thereon, within said local  
9 maintenance district as follows:

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

14	ADAMS PARK	
15	BLOCK 3	
16	Lots	
17	1-6, inclusive	\$1,348.35
18	7-11	\$152.41
19	12	\$152.52
20		
21	BLOCK 4	
22	Lots	
23	1-5	\$187.83
24	6	\$56.69
25		
26	BELMONT PARK	
27	BLOCK 1	
28	Lots	
29	14	\$120.08
30	15-17	\$186.39
31	18	\$294.43
32		
33	BLOCK 17	
34	Lots	
35	14-17	\$186.39
36	18-19	\$290.74
37	20-23	\$186.39
38		
39	BLOCK 18	
40	Lots	
41	11 Except 12' Triangular Shaped Parcel in Southwest Corner	\$131.13
42	12-14	\$186.39
43	15-16	\$290.74
44	17-20	\$186.39
45		

1	BLOCK 30	
2	Lots	
3	26 Except 12' Triangular Shaped Parcel in Southwest Corner	\$120.08
4	27-29	\$186.39
5	30-31	\$290.73
6	32-35	\$186.39
7		
8	BLOCK 31	
9	Lots	
10	14-17	\$186.39
11	18	\$284.29
12	30	\$215.24
13	31-33	\$203.63
14	34	\$137.32
15		
16	BLOCK 32	
17	Lots	
18	29	\$298.95
19	30-33	\$186.39
20		
21	BLOCK 35	
22	Lots	
23	1-4	\$186.56
24	5	\$291.06
25		
26	BLOCK 36	
27	Lots	
28	1-4	\$186.56
29	5-6	\$291.11
30	7-10	\$186.56
31		
32	BLOCK 37	
33	Lots	
34	1-6	\$186.56
35	15-18	\$186.56
36	19-22	\$296.03
37		
38	BELMONT PARK ANNEX	
39	BLOCK 38	
40	Lots	
41	1-4	\$178.93
42	5	\$172.52
43		
44	BLOCK 39	
45	Lots	
46	1-4	\$186.39
47	5-6	\$290.74
48	7-10	\$186.39
49		
50		

1	BLOCK 40	
2	Lots	
3	1	\$291.17
4	2-4	\$186.39
5	5	\$120.08
6		
7	KENTUCKY GARDEN	
8	BLOCK 1	
9	Lots	
10	32	\$193.41
11	33-35	\$374.11
12		
13	BLOCK 2	
14	Lots	
15	28	\$33.70
16	29	\$501.76
17	30	\$698.49
18		
19	BLOCK 5	
20	Lots	
21	1-4	\$188.11
22	5	\$102.45
23		
24	BLOCK 6	
25	Lots	
26	1	\$389.03
27	2	\$366.93
28	3-11	\$188.11
29	12	\$282.16
30	13-19	\$188.11
31	20	\$121.80
32		
33	BLOCK 7	
34	Lots	
35	19-24	\$188.11
36	25	\$968.71
37	26-40	\$188.11
38	41	\$57.48
39		
40	WESTLAWN ADDITION	
41	BLOCK 8	
42	Lots	
43	1	\$313.61
44	2	\$186.56
45	3	\$124.50
46		
47		
48		
49		
50		

1	Block 13	
2	Lots	
3	1	\$96.48
4	2-9	\$186.56
5	10	\$82.94
6		
7	WOOD SUBDIVISION	
8	BLOCK 1	
9	Lots	
10	15-18	\$186.39
11	19	\$305.65
12	20-24	\$186.39
13		
14	BLOCK 2	
15	Lots	
16	5-6	\$186.39
17	7	\$260.47
18	8	\$372.51
19		
20	WOOD SUBDIVISION 2 <sup>ND</sup> FILING 196	
21	BLOCK 3	
22	Lot	
23	1	\$138.93
24		
25	MANLEA SUBDIVISION	
26	BLOCK 1	
27	Lots	
28	1	\$427.71
29	2-4	\$276.30
30	5	\$165.78
31		
32	MANLEA SUBDIVISION 2 <sup>ND</sup> FILING	
33	BLOCK 4	
34	Lots	
35	12	\$331.56
36	13-18	\$276.30
37		
38	SHER MOR SUBDIVISION	
39	Lots	
40	The northeasterly 10' of Lot 7 & Lot 8, inclusive	\$331.46
41	9-11	\$276.30
42		
43	UNPLATTED	
44	A parcel of land located in the NW ¼ NW ¼ of Section 17, and the NE ¼ of the NE ¼ of Section 18,	
45	Township 4 South, Range 68 West of the 6 <sup>th</sup> P.M., described as follows:	
46	Commencing at the Northwest corner of said Section 17; thence S 00°48'30" E, a distance of 50.00	
47	feet to a point of on the Southerly right of way line of West Alameda Avenue, said point being the	
48	point of beginning; thence N 89°35'35"E, a distance 303.25 feet along the said southerly right of way	
49	line; thence S28°48'52"E, a distance of 27.09 feet to a point on the Northwesterly right of way line of	
50	Morrison Road; thence S46°32'55"W along said Northwesterly right of way line of Morrison Road to	

1 a point on the west line of said Section 17, thence northerly along said west line of said Section 17  
2 to the Point of Beginning.

3 \$2,373.59  
4

5 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.; thence  
6 N 00°28'27" W along the E line of said SW ¼ of SW ¼ of NE ¼ of said Section, 363.87 ft to the point  
7 of intersection with the Southeasterly line of Morrison Road; thence S 47°19'34" W along said  
8 Southeasterly line of Morrison Road, a distance of 534.84 ft to the point of intersection with the South  
9 line of said SW ¼ of SW ¼ of NE ¼ of said Section; then S 89°48'29" E along said South line of the  
10 SW ¼ of SW ¼ of NE ¼ of said Section, a distance of 396.25 ft to the point of Beginning.

11 \$2,955.54  
12

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

19 \$1,149.41  
20

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

23 Beginning at a point on the West line of said quarter section 201.3' S of the center of said Sec. 18  
24 being the center line of the Morrison Rd. at that point; thence S along the said boundary line 399.2';  
25 thence E 200'; thence N 581.3' more or less to center line of Morrison Road; thence S 48°40' West  
26 269.5' along the center line of the said Morrison Road to the Point of Beginning. This parcel's  
27 boundary excludes the parcel with Schedule Number 0518405010000.

28 \$1,489.26  
29

30 A tract of land in the SE quarter of the NW quarter and in the NE quarter of the SW quarter of Section  
31 18, Township 4 South, Range 68 West of the 6<sup>th</sup> P.M., being more particularly described as follows:  
32 Beginning at a point on the North-South centerline of Section 18, Township 4 South, Range 68  
33 West, and 55 ft S of the center of said Section; thence W 60 feet parallel to the E-W centerline of  
34 said Section 18 to point that is 55 ft S of the East-West centerline and 60 ft W of the N-S centerline  
35 of said Section 18; then N 150 ft more or less and parallel to said North-South centerline to a point  
36 on the Southerly right of way line of Exposition Avenue per Ordinance Number 323-1967; thence W  
37 100 ft along said Southerly right of way line; thence S 75 ft more or less to a point on the E-W line  
38 centerline of said Section 18; thence W 138.5 ft more of less along said E-W centerline to a point on  
39 the East line of the property of the Belmont School; thence S along said line 162 ft; thence  
40 Southeasterly 145.8 ft more or less to a pipe 220 ft W of the aforesaid N-S centerline of Section 18  
41 and 179.3 feet North of the centerline of Morrison Road per Ordinance Number 44-1986; thence S  
42 138.88 ft to a point on the N right of way line of said Morrison Road; thence Northeasterly along the  
43 N right of way line of Morrison Road 295 feet to a point on the N-S centerline Section 18; thence N  
44 105.58 ft more or less along said centerline to the Point of Beginning.

45 \$1,630.18  
46

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

1 Morrison Road, a distance of 296.95 ft to the true point of beginning; thence S 47° 55 minutes W  
2 along the Northwesterly line of Morrison Road, a distance of 135.8 ft to a point on the Northeasterly  
3 line of the Belmont school property; thence N 42° 29 minutes W along the Northeasterly line of the  
4 Belmont school property, a distance of 55.00 ft; thence N along the East line of the Belmont school  
5 property and parallel with the North-South center line of said Section 18, a distance of 252.5 ft;  
6 thence S 80° 26 minutes E, a distance of 140.28ft to a point 220.0 ft W of the North-South Center  
7 lines of said Section 18; thence South, parallel with the North-South Center line of said Section 18,  
8 a distance of 179.3 ft more or less, to the point of beginning.

9 \$663.12

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 676.5 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 438.60 feet;  
16 thence Northwesterly along the Northeasterly line of W. Ohio Ave., a distance of 5.85 feet to a point  
17 on the Southeasterly line of Morrison Road;  
18 thence Northeasterly along the Southeasterly line of Morrison Road, a distance of 584.54 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 401.62 feet, more or less to the  
21 POINT OF BEGINNING.

22 \$3,229.24

23  
24 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  
25 particularly described as follows:  
26 Beginning at the intersection of the line common to the NW ¼ and the SW ¼ of Sec. 18, T. 4S., R.  
27 68W., of the 6<sup>th</sup> P.M., with the east line of So. Utica St. extended south, which point lies 40 feet east  
28 of the SE corner of vacated Block 11, Plat of Irving Park Subdivision and 695.569 feet east of the  
29 sixteenth corner common to the aforesaid NW and SW quarters; thence east along the line common  
30 to said quarters 264 feet; thence south and parallel to the east line of So. Utica St., extended south  
31 415 feet; thence southeasterly and perpendicular to the northwesterly line of Morrison Road 54.57  
32 feet plus or minus feet to the northwesterly line of Morrison road; thence southwesterly along said  
33 northwesterly line 330.41 plus or minus feet to a point 75.17 feet NE of the intersection of said  
34 northwesterly line with the east line of so. Utica St., extended; thence northwesterly and  
35 perpendicular to aforesaid northwesterly line 83 feet to a point on the east line of So. Utica St.,  
36 extended; thence north along said east line of So. Utica St., 618.956 feet to the point of beginning.

37  
38 \$1,734.78

39  
40 A portion of a parcel of land in the Northeast ¼ Southwest ¼ of Section 18, Township 4 South,  
41 Range 68 West of the 6<sup>th</sup> P.M., more particularly described as follows:  
42 Commencing at a point on the North line of West Kentucky Avenue, 825 feet West and 30 feet North  
43 of the Southeast corner of the Northeast ¼ Southwest ¼ of said Section 18; thence West, along the  
44 North line of West Kentucky Avenue, a distance of 71.6 feet; thence Northwesterly, a distance of  
45 172.9 feet to a point 196 feet Northeasterly from the intersection of the Southeasterly line of Morrison  
46 Road with the North line of West Kentucky; thence Northeasterly, along the Southeasterly line of  
47 Morrison Road, a distance of 128.55 feet; thence South 72°40' East, a distance of 89.2 feet; thence  
48 South 88°50" East, a distance of 125.34 feet; thence South, parallel to the East line of said Northeast  
49 ¼ Southwest ¼, a distance of 21.3 feet; thence West, parallel to the North line of West Kentucky  
50 Avenue, a distance of 75 feet; thence South, parallel to the East line of said Northeast ¼ Southwest

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

4 \$710.37

5  
6 A parcel of land in the Southwest ¼ of Section 18, Township 4 South, Range 68 West of the Sixth  
7 Principal Meridian, described as follows: Beginning at a point on the Southeasterly right-of-way line  
8 of U.S. Highway 285 (State Highway 8) , sometimes known as Morrison Road, said point being 368.9  
9 feet, N 47°11'17" E on an assumed bearing, measured along said Southeasterly right-of-way line of  
10 said U.S. Highway 285, from the point of intersection of the South line of the Northwest ¼ Southwest  
11 ¼ of Section 18, Township 4 South , Range 68 West of the 6<sup>th</sup> P. M., and the aforesaid Southeasterly  
12 right-of-way line of U.S. Highway 285; thence S 72° 40' 00" E, 89.2 feet; thence S 88° 50' 00" E, 52  
13 feet; thence Northerly 70 feet; thence N 86° 52' 00" W, 7 feet; thence N 80° 30' 00" W, 73.15 feet;  
14 thence N 47°46'00" W, 80.30 feet, more or less, to the point of beginning.

15 \$443.74

16  
17 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.,  
18 described as follows:

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

29 \$718.11

30  
31 A parcel of land located in the SW ¼ SW ¼ of Section 18, Township 4 South, Range 68 West of the  
32 6<sup>th</sup> Principal Meridian being more particularly described as follows: Beginning at the southwest  
33 corner of said Section 18; thence N 47° 0'E, along the center line of Morrison Road, a distance of  
34 443.51 feet; thence n. 0° 45'W, a distance of 41.0 feet to a point on the northwesterly line of Morrison  
35 Road, which point is 327.51 feet east of the west line of said Section 18, and measured at right  
36 angles thereto, said point being the TRUE POINT OF BEGINNING; thence N. 47° 0' E, along the  
37 northwesterly line of Morrison Road, a distance of 202.9 feet; thence N 44° 31' W. a distance of  
38 217.5 feet to a point 327.51 feet east of the west line of said Section 18, and measured at right  
39 angles thereto; thence S.0°45'E, parallel with the west line of said Section 18, a distance of 293.47  
40 feet, more or less, to the TRUE POINT OF BEGINNING.

41 \$1,121.23

42  
43 A tract of land in the SW1/4 SW1/4 of Section 18, Township 4 South, Range 68 West, described as  
44 follows: Beginning at a point in the center line of the Morrison Road, whence the Southwest corner  
45 of Section 18 bears South 47 degrees, 36' West 823.72 feet, thence North 42 degrees 24' West  
46 177.4 feet, thence South 72 degrees 22' East 204.77 feet to a point in the center line of the said  
47 Morrison Road, thence South 47 degrees 36' in the center line of the said Morrison Road, thence  
48 South 47 degrees 36' West 102.29 feet along the center line of said Morrison Road to the point of  
49 beginning; EXCEPT that certain triangular track of land conveyed to the City and County of Denver



1 by a quit claim deed dated March 3, 1955, and recorded in Book 7661 at page 394 of the records of  
2 the City and County of Denver.

3 \$464.18  
4

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

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

14 \$419.98  
15

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

25 \$347.64  
26

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

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

37 \$1,482.52  
38

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

41 Beginning at a point on the South line of said Southwest ¼ of Section 18, located South 89°36 ½'  
42 East, a distance of 50.00 feet from the Southwest corner of said Section 18; thence South 89°36 1/2'  
43 East along said South line a distance of 193.5 feet; thence North 53°30' West a distance of 141.67  
44 feet to a point which is 30.0 feet Southeasterly from and measured radially to the center line of  
45 Morrison Road; thence Southwesterly on a curve to the right, having a radius of 530.0 feet and being  
46 parallel with and 30.0 feet distant from the center line of Morrison Road, a distance of 95.47 feet, the  
47 long chord of which bears South 56°39'33" West a distance of 95.35 feet, to a point located 50.0  
48 East of the West line of said Section 18; thence South 0°05' East parallel with and 50.0 feet East of  
49 the West line of said Section 18, a distance of 30.54 feet more or less to the Point of Beginning, in  
50 the City and County of Denver, State of Colorado. Excepting there from that certain tract or parcel

1 of land described in a Warranty Deed dated June 7, 1965, which was recorded June 30, 1965, in  
2 Book 9452 at Page 5, conveying certain property to the Department of Highways, State of Colorado,  
3 for the widening of the Morrison Road, City and County of Denver, State of Colorado.  
4 \$556.47  
5

6 Beginning at the intersection of the line common to the Northwest ¼ and the Southwest ¼ quarters  
7 of said Section 18 with the East line of South Utica Street extended South, which point lies 40.00  
8 feet East of the Southeast corner of vacated block 11, Plat of Irving Park Subdivision and 695.569  
9 feet East of the sixteenth corner common to the aforesaid Northwest and Southwest quarters; thence  
10 South a distance of 97.00 feet to the True Point of Beginning; thence South 89 degrees 24'19" East  
11 a distance of 35.00 feet; thence South 89 degrees 24'19" East a distance of 155.56 feet thence  
12 South a distance of 297.93 feet; thence South 42 degrees 17'08" East a distance of 48.92 feet;  
13 thence South 47 degrees 42'52" West a distance of 16.48 feet; thence North 42 degrees 02'40" West  
14 a distance of 129.25 feet; thence South 47 degrees 56'35" West a distance of 32.86 feet; thence  
15 North 42 degrees 07'40" West a distance of 93.12 feet; thence South 47 degrees 55'30" West a  
16 distance of 149.91 feet; thence North a distance of 325.43 feet to the True Point of Beginning.  
17 \$91.07  
18

19 Part of the NE 1/4, SW 1/4, Section 18, T.4S., R.68W. of the 6th P.M. Beginning at the intersection  
20 of the north line of West Kentucky Avenue extended and the southerly line of Morrison Road; thence  
21 northeasterly 196 feet; thence southeasterly in a straight line 172.9 feet; thence west 254 feet to the  
22 Point of Beginning, excluding a 12 foot triangle in the southwest corner.  
23 \$1,016.79  
24

25 Beginning at the SW corner of the NE 1/4, SW 1/4, Section 18, T.4S., R.68W. of the 6th P.M. thence  
26 S 89°27' E 117.3 feet; thence N 47°46' E 224.99 feet; thence N 89°27' W 44.17 feet to a point on the  
27 northwesterly line of Morrison Road the True Point of Beginning; thence N 47°46' E 120 feet; thence  
28 N 89°27' W 218.85 feet; thence South 81.5 feet; thence S 89°27' E 130.80 feet more or less to the  
29 True Point of Beginning.  
30 \$663.12  
31

32 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  
33 follows: Beginning at the northeast corner of South Wolff Street and West Kentucky Avenue; thence  
34 north 123 feet to the southwest corner of Lot 5, Pappy Fry Subdivision; thence east along the south  
35 line and the south line extended said Lot 5, 253.42 feet more or less to a point on the northwesterly  
36 line of Morrison Road; thence southwesterly on the northwesterly line of Morrison Road a distance  
37 of 179.28 feet more or less to the northwest corner of Morrison Road and West Kentucky Avenue;  
38 thence west 122.36 feet more or less to the Point of Beginning.  
39 \$990.70  
40

41 That part of the SE1/4, NE1/4, Section 18, T.4S.,R.68W. of the 6th P.M. described as follows:  
42 Beginning at a point on the northerly right of way line of Morrison Road located 186.365 feet  
43 northeast of the northeast corner of South Perry Street and Morrison Road; thence north 274.07 feet  
44 to the SW corner of Lot 19, Block 31, Belmont Park; thence east 298.42 feet to a point on the  
45 northerly right of way line of Morrison Road said point being the SE corner of Lot 30 said Block 31;  
46 thence southwest 402.81 feet to the Point of Beginning.  
47 \$2,225.93  
48  
49  
50

1 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>  
2 Principal Meridian, City and County of Denver, State of Colorado, being more particularly described  
3 as follows: Beginning at the most westerly corner of Block 1, MANLEA SUBDIVISION, which point  
4 is also the point of intersection of the southwesterly line of the alley in said Block 1, and the  
5 southeasterly line of Morrison Road; thence South 69° 45' 00" East on an assumed bearing along  
6 the southwesterly line of said alley, a distance of 243.98 feet to the most westerly corner of Lot 12,  
7 Block 1, MANLEA SUBDIVISION; thence North 47° 50' 00" East along the northwesterly line of said  
8 Lot 12, a distance of 22.66 feet to the northwesterly corner of said Lot 12; thence South 89° 30' 08"  
9 East along the north line of said Lot 12, a distance of 116.99 feet to a point 125.00 feet west of the  
10 northeast corner of said Lot 12; thence South 00° 00' 31" West parallel with the east line of Lots 12  
11 and 13, Block 1, MANLEA SUBDIVISION, a distance of 63.55 feet to a point on the south line of said  
12 Lot 13; thence South 00° 04' 00" East a distance of 86.38 feet to a point on the Northerly Right-of-  
13 Way line of the Koener Ditch; thence North 71° 09' 00" West along the Northerly Right-of-Way line  
14 of Koener Ditch, a distance of 222.96 feet; thence North 84° 32' 40" West and continuing along said  
15 right-of-way line, a distance of 286.58 feet to a point on the southeasterly line of Morrison Road;  
16 thence North 47° 50' 00" East along the southeasterly line of Morrison Road, a distance of 180.12  
17 feet, more or less, to the point of beginning.

18 \$995.35

19  
20 **Section 4.** The assessments made pursuant hereto shall be a lien in the several amounts  
21 assessed against each lot or tract of land set forth in Section 3 herein, and such lien shall have the  
22 priority of the lien for local public improvement districts.

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

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

33 **[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]**

34  
35

1 COMMITTEE APPROVAL DATE: October 29, 2019 by Consent

2 MAYOR-COUNCIL DATE: November 5, 2019

3 PASSED BY THE COUNCIL: \_\_\_\_\_

4 \_\_\_\_\_ - PRESIDENT

5 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

6 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
7 EX-OFFICIO CLERK OF THE  
8 CITY AND COUNTY OF DENVER

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

10 PREPARED BY: Bradley T. Neiman, Assistant City Attorney DATE: November 7, 2019

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  
16 Kristin M. Bronson, Denver City Attorney

17 BY: , Assistant City Attorney DATE: Nov 5, 2019  
18 \_\_\_\_\_