ORDINANCE NO. 812
SERIES OF 2004

BY AUTHORITY
COUNCIL BILL NO. 792
COMMITTEE OF REFERENCE: Public Works

A BILL

For an ordinance creating the Consolidated Morrison Road Pedestrian Mall and the Consolidated Morrison Road Local Maintenance District in the City and County of Denver, State of Colorado, with the costs of the continuing care, operation, repair, maintenance and replacement of improvements in the District to be assessed upon the real property benefited, exclusive of improvements thereon, and terminating the presently existing Morrison Road Pedestrian Mall Local Maintenance District and Phase II Morrison Road Pedestrian Mall Local Maintenance District.

WHEREAS, Ordinance No. 823, Series of 1994 created the Morrison Road Pedestrian Mall Local Maintenance District; and

WHEREAS, Ordinance No. 787, Series of 1995 created the Phase II Morrison Road Pedestrian Mall Local Maintenance District; and

WHEREAS, the City now desires to consolidate the two above named local maintenance districts and add additional property to create the Consolidated Morrison Road Local Improvement District.

NOW, THEREFORE,

BE IN ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:

Section 1. Upon consideration of a recommendation that an ordinance be enacted creating the Consolidated Morrison Road Pedestrian Mall and the Consolidated Morrison Road Local Maintenance District in the City and County of Denver, State of Colorado with the costs of the continuing care, operation, repair, maintenance and replacement of pedestrian mall improvements in the Consolidated Morrison Road Local Maintenance District to be assessed upon the real property benefited, exclusive of improvements thereon, Council finds:

(a) The Manager of Public Works of the City and County of Denver has received petitions proposing the creation of the Consolidated Morrison Road Pedestrian Mall and Consolidated Morrison Road Local Maintenance District in the City and County of Denver, State of Colorado, with the costs of the continuing care, operation, repair, maintenance and replacement of the pedestrian mall improvements in the Consolidated Morrison Road Local Maintenance District to be assessed upon the real property benefited, exclusive of improvements thereon;

(b) Sufficient petitions, as required by the Charter of the City and County of Denver, were
received by the Manager of Public Works, and that said petitions were regularly filed and were in
due and regular form and properly executed;

(c) At the time of the initiation of said proposed local maintenance district, the Manager
of Public Works of the City and County of Denver estimated the total cost of the continuing care,
operation, repair, maintenance and replacement of pedestrian mall improvements in the
Consolidated Morrison Road Local Maintenance District for the first full year of the existence is
$58,507.00 and the Manager of Public Works estimated a detailed estimate for each maintenance
element included in said proposed district for the first full year of the existence;

(d) The Manager of Public Works gave due notice to the owners of the property
benefited and to all persons interested generally concerning said district, and a hearing was held
as provided by the Charter of the City and County of Denver to hear written remonstrances to said
proposed district and for the purpose of considering the desirability of and the need for said
proposed local maintenance district;

(e) Duly executed written remonstrances were not filed by the owners representing fifty
or more percent of the assessed valuation of real property, exclusive of improvements thereon,
within said proposed local maintenance district;

(f) The Manager of Public Works has entered an order approving said proposed local
maintenance district;

(g) All acts and proceedings of the Manager of Public Works comply with the
requirements of the Charter of the City and County of Denver;

(h) By reason of the continuing care, operation, repair, maintenance and replacement of
pedestrian mall improvements in the Consolidated Morrison Road Local Maintenance District, the
real property, exclusive of improvements thereon, within said district will be specially benefited in
an amount equivalent to or exceeding the amount to be assessed; and

(i) That said proposed district is lawful and necessary and should be created.

Section 2. A local maintenance district called the Consolidated Morrison Road Local
Maintenance District in the City and County of Denver, State of Colorado, be and is hereby
created, as of January 1, 2005, for the continuing care, operation, repair, maintenance and
replacement of the pedestrian mall improvements with the costs of said continuing care, operation,
repair, maintenance and replacement of said pedestrian mall improvements in the District to be
assessed upon the real property benefited, exclusive of improvements thereon.

Section 3. The exterior boundaries of the Consolidated Morrison Road Local Maintenance
District are as follows:
A parcel of land located within Section 17 & 18, Township 4 South, Range 68 West, of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:
Beginning at the intersection of the east line of Sheridan Blvd and the southeast line of the Sher-Mor subdivision,
then northeast on the southeast line of the Sher-Mor subdivision said line being the northwest right of way line of Morrison Road,
then extended northeast through unplatted land,
then continuing northeast on the southeast line of Block 7 of the Kentucky Gardens subdivision,
then extended northeast through unplatted land,
then northeast on the southeast line of Block 4 of the Manlea Subdivision Second Filing,
then extended northeast through unplatted land,
then northeast on the southeast line of Blocks 1 & 2 of the Wood subdivision,
then northeast on the south line of Blocks 30, 31, (and unplatted land) 18, 17 & 1, of the Belmont Park subdivision,
then extended northeast through unplatted land to the south right of way line of W. Alameda Ave.
then east on said south line to the intersection of the southeasterly line of Morrison Road,
then southwesterly and on the northwest line of Blocks 3 & 4 of the Adams Park subdivision,
then southwest on the northwest line of Blocks 35, 36, & 37 of the Belmont Park Annex subdivision,
then southwest on the northwest line of Blocks 8, & 13, of the Westlawn Addition subdivision,
then southwest on the northwest line of Blocks 38, 39, & 40, of the Belmont Park Annex subdivision,
then extended southwest through unplatted land,
then southwest on the northwest line of Block 3, of the Wood subdivision Second Filing,
then extended southwest through unplatted land,
then southwest on the northwest line of Block 1, of the Manlea subdivision,
then extended southwest through unplatted land,
then southwest on the northwest line of Blocks 5, 6, 2, & 1, of the Kentucky Gardens subdivision,
then extended southwest through unplatted land to the east line of S. Sheridan Blvd, thence north on said east line to the point of beginning.

Section 4. The descriptions of the properties benefited are:

1. Lots 1 to 12, Block 3
   Lots 1 to 6, Block 4
   All in ADAMS PARK SUBDIVISION

2. Lots 14 to 18, Block 1
   Lots 14 to 23, Block 17
   Lots 11 to 20, Block 18
   Lots 26 to 35, Block 30
   Lots 14 to 18, Block 31
   Lots 30 to 34, Block 31
   Lots 29 to 33, Block 32
   Lots 1 to 5, Block 35
   Lots 1 to 10, Block 36
   Lots 1 to 6, Block 37
   Lots 15 to 22, Block 37
   All in BELMONT PARK SUBDIVISION
Lots 1 to 5, Block 38
Lots 1 to 10, Block 39
Lots 1 to 5, Block 40
All in BELMONT PARK ANNEX SUBDIVISION

3. Lots 32 to 35, Block 1
Lots 28 to 30, Block 2
Lot 1 to 5, Block 5
Lots 1 to 20, Block 6
Lots 19 to 25, Block 7, Except 12’ Triangular Parcel in Northeast Corner
Lots 26 to 41, Block 7
All in KENTUCKY GARDEN SUBDIVISION

4. Lots 1 to 4, Block 8
Lots 1 to 10, Block 13
All in WESTLAWN ADDITION

5. Lots 15 to 24, Block 1
Lots 5 to 8, Block 2
All in WOOD SUBDIVISION

6. Lots 1, Block 3
All in WOOD SUBDIVISION 2ND FILING

7. Lots 1 to 5, Block 1
All in MANLEA SUBDIVISION

8. Lots 12 to 18, Block 4
All in MANLEA SUBDIVISION 2ND FILING

9. Lots 6 to 12,
All in SHER MOR SUBDIVISION

And the following UNPLATTED properties;

1. 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, Township 4 South, Range 68 West of the 6th P.M., described as follows: Commencing at the Northwest corner of said Section 17; thence S 00°48’30”E, a distance of 50.00 feet to a point of on the Southerly right of way line of West Alameda Avenue, said point being the point of beginning; thence N 89°35’35”E, a distance 303.25 feet along the said southerly right of way line; thence S28°48’52”E, a distance of 27.09 feet to a point on the Northwesterly right of way line of Morrison Road; thence S46°32’55”W along said Northwesterly right of way line of Morrison Road to a point on the west line of said Section 17, thence northerly along said west line of said Section 17 to the Point of Beginning.

2. Beginning at the SE corner of SW ¼ SW ¼ of NE ¼ of Section 18, T4S, R68W of the 6th P.M.; 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 to the point of intersection with the Southeasterly line of Morrison Road; thence S 47°19’34”W
along said Southeasterly line of Morrison Road, a distance of 534.84 ft to the point of intersection
with the South 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 SW ¼ of SW ¼ of NE ¼ of said Section, a distance of 396.25 ft to the Point of
Beginning.

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

4. That part of the NW ¼ of the SE ¼ of Sec. 18, Township 4 South, Range 68 West, Described as
follows: Beginning at a point on the West line of said quarter section 201.3’ S of the center of said
Sec. 18 being the center line of the Morrison Rd. at that point; thence S along the said boundary
line 399.2’; thence E 200'; thence N 581.3’ more or less to center line of Morrison Road; thence S
48°40’ West 269.5’ along the center line of the said Morrison Road to the Point of Beginning.

5. That part of the West ½ of Section 18, Township 4 South, Range 68 West of the 6th P.M. being
more particularly described as follows: Beginning at the Northeast corner of the Southwest ¼ of
said Section 18; Thence North 75 feet along the North-South centerline of said Section 18 more or
less to point on the southerly right-of-way line of Exposition Avenue per Ordinance Number 323-
1967; thence West 60 feet along said Southerly right-of-way line; thence South 130 feet more or
less to a point which is 55 feet South of the East-West centerline and 60 feet West of the North-
South centerline of said Section 18; then East 60 feet and parallel with said East-West centerline to
a point on said North-South centerline of said Section 18; thence North 55 feet along said North-
South centerline to the Point of Beginning.

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

7. A parcel of land located in the NE ¼ SW ¼ of Section 18, T4S, R68W, W of the 6th P.M. being
more particularly described as follows, commencing at the center of said section, thence south along
the North-South Centerline of said section 18, a distance of 160.53 ft more or less to a point on the
Northwesterly line of Morrison Road; then South 47° 55 minutes W along the Northwesterly line of Morrison Road, a distance of 296.95 ft to the true point of beginning; thence S 47° 55 minutes W along the Northwesterly line of Morrison Road, a distance of 135.8 ft to a point on the Northeasterly line of the Belmont school property; thence N 42° 29 minutes W along the Northeasterly line of the Belmont school property, a distance of 55.00 ft; thence N along the East line of the Belmont school property and parallel with the North-South center line of said Section 18, a distance of 252.5 ft; thence S 80° 26 minutes E, a distance of 140.28 ft to a point 220.0 ft W of the North-South Center lines of said Section 18; thence South, parallel with the North-South Center line of said Section 18, a distance of 179.3 ft more or less, to the point of beginning.

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

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

10. A tract of land in the NE ¼ of the SW ¼ of Section 18, Township 4 South, Range 68 West of the Sixth Principal Meridian, being in Denver County, State of Colorado and more particularly described as follows: Commencing at the Southeast Corner of the NE ¼ of the SW ¼ of said Section 18; thence West 1176.51 feet to a point on Southeasterly Line of Morrison Road; thence N 47°46’00” E 656.30 feet along the Southeasterly Line of said Morrison Road to a point on the Southerly Line of an alley in the Manlea Subdivision; thence S 69° 45’ 00” E 193.60 feet along the Southerly line of said alley to the True Point of Beginning; thence S 69° 45’ 00” E 192.90 feet along the Southerly Line of said Manlea Subdivision to a point on the North Line of Lot 13; thence S 0° 04’ 00” E 21.03 to a point; thence N 88° 11’ 20” W 211.03 feet to a point on the Northerly R. O. W. Line of the Koener Ditch; then N 20° 15’ 00” E 86.45 feet more or less to the True Point of Beginning.
11. A portion of a parcel of land in the Northeast ¼ Southwest ¼ of Section 18, Township 4 South, Range 68 West of the 6th P.M., more particularly described as follows: Commencing at a point on the North line of West Kentucky Avenue, 825 feet West and 30 feet North of the Southeast corner of the Northeast ¼ Southwest ¼ of said Section 18; thence West, along the North line of West Kentucky Avenue, a distance of 71.6 feet; thence Northwesterly, a distance of 172.9 feet to a point 196 feet Northeasterly from the intersection of the Southeasterly line of Morrison Road with the North line of West Kentucky; thence Northeasterly, along the Southeasterly line of Morrison Road, a distance of 128.55 feet; thence South 72°40' East, a distance of 89.2 feet; thence South 88°50’ East, a distance of 125.34 feet; thence South, parallel to the East line of said Northeast ¼ Southwest ¼, a distance of 21.3 feet; thence West, parallel to the North line of West Kentucky Avenue, a distance of 75 feet; thence South, parallel to the East line of said Northeast ¼ Southwest ¼, a distance of 50 feet; thence West, parallel to the North line of West Kentucky Avenue, a distance of 50 feet; thence South, parallel to the East line of said Northeast ¼ Southwest ¼, a distance of 120 feet to the point of beginning.

12. That part of the NE ¼ SW ¼ of Section 18, Township 4 South, Range 68 West of the 6th P.M., described as follows: Beginning at the Southwest corner of said NE ¼ SW ¼; thence South 89° 27’ East along the South line of said NE ¼ SW ¼ 117.3 feet; thence North 47° 46’ East 224.99 feet; thence North 89° 27’ West 68.27 feet to a point on the Northwesterly line of Morrison road; thence North 47° 46’ East along said Northwesterly line 120 feet to the true point of beginning; thence North 89° 27’ West 132.62 feet to the Southeast corner of Lot 9, PAPPY FRY SUBDIVISION; thence North 6° 41’ East along the Easterly line of PAPPY FRY SUBDIVISION 197.73 feet to the Northeast corner of said Subdivision; then South 59° 27’ East along the South line of the right of way of Greene Ditch 137.2 feet; thence South 71° 36’ East along said South line 89.51 feet; thence South 11° 39’ East to a point on the Northwesterly line of Morrison Road; thence South 47° 46’ West along said Northwesterly line 129.95 feet to the true point of beginning.

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

14. A tract of land in the SW1/4 SW1/4 of Section 18, Township 4 South, Range 68 West, described as follows: Beginning at a point in the center line of the Morrison Road, whence the Southwest corner of Section 18 bears South 47 degrees, 36’ West 823.72 feet, thence North 42 degrees 24’ West 177.4 feet, thence South 72 degrees 22’ East 204.77 feet to a point in the center line of the said Morrison Road, thence South 47 degrees 36’ in the center line of the said Morrison Road, thence South 47 degrees 36’ West 102.29 feet along the center line of said Morrison Road to the point of beginning; EXCEPT that certain triangular track of land conveyed to the City and County of Denver by a quit claim deed dated March 3, 1955, and recorded in Book 7661 at page 394 of the records of the City and County of Denver.
15. That portion of the SW ¼ SW ¼ of Section 18, Township 4 South, Range 68 West of the 6th P.M., described as follows: Beginning at a point in the center line of the Morrison Road whence the Southwest corner of said Section 18 bears South 47°36' West 823.72 feet; thence North 42°27' West 177.4 feet more or less to a point on the Southerly line of Lot 17, Block 8, Kentucky Gardens; thence Northwesterly along the Southwesterly line of said Lot 17, 170.2 feet more or less to the Southwest corner of said Lot 17; thence Southeasterly to a point in the center line of the Morrison Road whence the Southwest corner of said Section 18 bears South 47°36' West 747.72 feet; thence Northeasterly along the center line of the Morrison Road 76 feet to point of beginning.

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

17. That part of South ½ of SW ¼ of Section 18, Township 4 South, Range 68 West, described as follows: Commencing at Southwest corner of SW ¼ of said Section 18 and running thence North 47°36' East 443.51 feet along center line of Morrison road to a point; thence South and parallel to West line of said Section 18 to south line of said Section 18; thence West along said South Section line to beginning, EXCEPT that part of the SW ¼ of Section 18, Township 4 South, Range 68 West, described more particularly as follows: Commencing at the Southwest corner of the SW ¼ of said Section 18, running thence East along the south line of said Section 18, 243.5 feet to a point; thence North 53°30' West 172.6 feet to a point at the center line of the Morrison Road; thence South 49°45' West to the place of beginning and EXCEPT that part described in Book 7371, Page 168.

18. That part of the Southwest ¼ of Section 18, Township 4 South, Range 68 West of the 6th P.M., described as follows: Beginning at a point on the South line of said Southwest ¼ of Section 18, located South 89°36' ½ East, a distance of 50.00 feet from the Southwest corner of said Section 18; thence South 89°36'1/2 East along said South line a distance of 193.5 feet; thence North 53°30' West a distance of 141.67 feet to a point which is 30.0 feet Southeasterly from and measured radially to the center line of Morrison Road; thence Southwesterly on a curve to the right, having a radius of 530.0 feet and being parallel with and 30.0 feet distant from the center line of Morrison Road, a distance of 95.47 feet, the long chord of which bears South 56°39'33" West a distance of 95.35 feet, to a point located 50.0 East of the West line of said Section 18; thence South 0°05' East parallel with and 50.0 feet East of the West line of said Section 18, a distance of 30.54 feet more or less to the Point of Beginning, in the City and County of Denver, State of Colorado. Excepting there from that certain tract or parcel of land described in a Warranty Deed dated June 7, 1965, which was recorded June 30, 1965, in Book 9452 at Page 5, conveying certain property to the Department of Highways, State of Colorado, for the widening of the Morrison Road, City and County of Denver, State of Colorado.

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

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

21. 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 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 northerly line of Morrison Road the True Point of Beginning; thence N 47°46' E 120 feet; thence 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 True Point of Beginning.

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

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

Section 5. The relative benefits to the real properties, exclusive of improvements thereon, within the local maintenance district be and are hereby apportioned based on a relationship between the lineal footage of the real property, exclusive of improvements thereon, receiving the improvements and the total improved lineal footage; and each property owner then pays that percent of the total assessment.

Section 6. The Manager of Public Works is hereby authorized and directed to assess the costs of the continuing care, operation, repair, maintenance and replacement of pedestrian mall improvements in the Consolidated Morrison Road Local Maintenance District, in accordance with
the requirements of the Charter of the City and County of Denver.

Section 7. All of the property contained in the Morrison Road Pedestrian Mall Local Maintenance District created by Ordinance No. 823, Series of 1994 will be encompassed by the new Consolidated Morrison Road Local Maintenance District created herein; therefore, as of December 31, 2004, the Morrison Road Pedestrian Mall Local Maintenance District will be dissolved and will no longer exist except as may be necessary to wind up business at the discretion of the Manager of Public Works of the City and County of Denver. Any funds remaining in the Morrison Road Pedestrian Mall Local Maintenance District shall be distributed to the Consolidated Morrison Road Local Maintenance District.

Section 8. All of the property contained in the Phase II Morrison Road Pedestrian Mall Local Maintenance District created by Ordinance No. 787, Series of 1995 will be encompassed by the new Consolidated Morrison Road Local Maintenance District created herein; therefore, as of December 31, 2004, the Phase II Morrison Road Pedestrian Mall Local Maintenance District will be dissolved and will no longer exist except as may be necessary to wind up business at the discretion of the Manager of Public Works of the City and County of Denver. Any funds remaining in the Phase II Morrison Road Pedestrian Mall Local Maintenance District shall be distributed to the Consolidated Morrison Road Local Maintenance District.

Section 9. This ordinance shall be recorded among the records of the Clerk and Recorder of the City and County of Denver, State of Colorado.

PASSED BY THE COUNCIL

November 1 2004

President

APPROVED

May 11/3 2004

Mayor

ATTEST:

- CLERK AND RECORDER,
EX-OFFICIO CLERK OF THE
CITY AND COUNTY OF DENVER

NOTICE PUBLISHED IN THE DAILY JOURNAL OCTOBER 29 2004 NOVEMBER 5 2004

PREPARED BY: KAREN A. AVILES, ASSISTANT CITY ATTORNEY 10/19/04

REVIEWED BY: Asst. CITY ATTORNEY 10/19/04

SPONSORED BY COUNCIL MEMBER(S)