

RESOLUTION NO. 97-23

A RESOLUTION APPROVING AND ACCEPTING THE IMPROVEMENTS CONNECTED WITH ALLEY IMPROVEMENT DISTRICT NO. ST-23

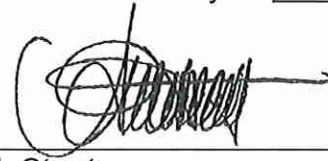
WHEREAS, the City Council of the City of Grand Junction, Colorado, has reported the completion of Alley Improvement District No. ST-23; and

WHEREAS, the City Council has caused to be prepared a statement showing the assessable cost of the improvements of Alley Improvement District No. ST-23 and apportioning the same upon each lot or tract of land to be assessed for the same;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

1. That the improvements connected therewith in said District be, and the same are hereby approved and accepted; that said statement be, and the same is hereby approved and accepted as the statement of the assessable cost of the improvements of said Alley Improvement District No. ST-23;
2. That the same be apportioned on each lot or tract of land to be assessed for the same;
3. That the City Clerk shall immediately advertise for three (3) days in the Daily Sentinel, a newspaper of general circulation published in said City, a Notice to the owners of the real estate to be assessed, and all persons interested generally without naming such owner or owners, which Notice shall be in substantially the form set forth in the attached "NOTICE", that said improvements have been completed and accepted, specifying the assessable cost of the improvements and the share so apportioned to each lot or tract of land; that any complaints or objections that may be made in writing by such owners or persons shall be made to the Council and filed with the City Clerk within thirty (30) days from the first publication of said Notice; that any objections may be heard and determined by the City Council at its first regular meeting after said thirty (30) days and before the passage of the ordinance assessing the cost of the improvements, all being in accordance with the terms and provisions of Chapter 28 of the Code of Ordinances of the City of Grand Junction, Colorado, being Ordinance No. 178, as amended.

Passed and adopted and order published in pamphlet form this 15th day of November, 2023.



Anna M. Stout
President of the Council

Attest:



Amy Phillips
City Clerk



NOTICE
OF AN ORDINANCE APPROVING THE ASSESSABLE COST OF THE
IMPROVEMENTS MADE IN AND FOR ALLEY IMPROVEMENT
DISTRICT NO. ST-23

PUBLIC NOTICE IS HEREBY GIVEN that a hearing is scheduled for December 20, 2023, at 5:30 p.m., to hear complaints or objections of the owners of the real estate hereinafter described, said real estate comprising the Districts of lands known as Alley Improvement District No. ST-23, and all persons interested therein as follows:

Lots 1 through 5, inclusive, Block 1, High School Addition (Reception Number 450288),

AND ALSO

That portion of Hall Avenue Right-of-Way South of Block 1, High School Addition (Reception Number 450288),

AND ALSO

Block 3, High School Addition (Reception Number 450288) except that sixty (60) foot Right-of-Way deeded to the City of Grand Junction at Reception Number 551766,

AND ALSO

Lot 22, Capitol Hill Subdivision (Reception Number 28174) except the North thirty (30) feet thereof,

AND ALSO

Lots 1 through 4 inclusive, Haney Subdivision (Reception Number 2961257),

AND ALSO

Lot 21, Capitol Hill Subdivision (Reception Number 28174) except the North two hundred fifteen (215) feet thereof,

AND ALSO

Lot 20, Capitol Hill Subdivision (Reception Number 28174)

AND ALSO

Lot 19, Capitol Hill Subdivision (Reception Number 28174) except the south one hundred and fifty (150) feet thereof,

AND ALSO

Lot 1, Community First National Bank Simple Subdivision (Reception Number 2246848)

All located in the South Half of Section 11, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado.

That the improvements in and for said Alley Improvement District No. ST-23, which are authorized by and in accordance with the terms and provisions of Resolution No. 14-23, passed and adopted on the 1st day of February, 2023, declaring the intention of the City Council of the City of Grand Junction, Colorado, to create a local Alley improvement District to be known as Alley Improvement District No. ST-23, with the terms and

provisions of Resolution No. 29-23, passed and adopted on the 15th day of March, 2023, creating and establishing said District, all being in accordance with the terms and provisions of Chapter 28 of the Code of Ordinances of the City of Grand Junction, Colorado, being Ordinance No. 178, as amended, have been completed and have been accepted by the City Council of the City of Grand Junction, Colorado;

The City has inspected and accepted the condition of the improvements installed. The amount to be assessed from those properties benefiting from the improvements is \$165,789.92. Said amount including six percent (6%) for cost of collection and other incidentals; that the part apportioned to and upon each lot or tract of land within said District and assessable for said improvements is hereinafter set forth; that payment may be made to the Finance Director of the City of Grand Junction at any time within thirty (30) days after the final publication of the assessing ordinance assessing the real estate in said District for the cost of said improvements, and that the owner(s) so paying should be entitled to an allowance of six percent (6%) for cost of collection and other incidentals;

That any complaints or objections that may be made in writing by the said owner or owners of land within the said District and assessable for said improvements, or by any person interested, may be made to the City Council and filed in the office of the City Clerk of said City within thirty (30) days from the first publication of this Notice will be heard and determined by the said City Council at a public hearing on December 20, 202 at 5:30 p.m. in the City Auditorium, 250 N. 5th Street, Grand Junction, Colorado, before the passage of any ordinance assessing the cost of said improvements against the real estate in said District, and against said owners respectively as by law provided;

That the sum of \$165,789.92 for improvements is to be apportioned against the real estate in said District and against the owners respectively as by law provided in the following proportions and amounts severally as follows, to wit:

ALLEY 6TH STREET AND 7TH STREET AND TIGER AVENUE TO ORCHARD AVENUE		
TAX SCHEDULE NUMBER	LEGAL DESCRIPTION	ASSESSMENT
2945-113-11-001	LOT 1 + N 18.5FT OF LOT 2 BLK 1 HIGH SCHOOL ADDITION SEC 11 1S 1W	\$1,544.39
2945-113-11-002	S 37.5FT OF LOT 2 + N 36.5FT OF LOT 3 BLK 1 HIGH SCHOOL ADDITION SEC 11 1S 1W	\$1,534.02
2945-113-11-003	S 19.5FT OF LOT 3 + N 46.25FT OF LOT 4 BLK 1 HIGH SCHOOL ADDITION SEC 11 1S 1W	\$1,363.00
2945-113-11-004	S 9.75FT OF LOT 4 + ALL LOT 5 BLK 1 HIGH SCHOOL ADDITION SEC 11 1S 1W	\$1,363.00
2945-113-12-001	ALL BLK 3 HIGH SCHOOL ADDITION SEC 11 1S 1W UM	\$90,175.50
2945-114-00-006	S 50FT OF LOT 22 CAPITOL HILL SUB SEC 11 1S 1W	\$1,036.50

2945-114-00-011	S 50FT OF FOLL BEG 115FT S OF NE COR LOT 21 CAPITOL HILL SUB SEC 11 1S 1W W 132FT TO W LI LOT 21 S 150FT E 132FT N TO BEG	\$1,036.50
2945-114-00-012	N 51FT OF S 252FT OF LOT 21 CAPITOL HILL SUB SEC 11 1S 1W	\$1,762.05
2945-114-00-013	N 51FT OF S 201FT OF LOT 21 CAPITOL HILL SUB SEC 11 1S 1W	\$1,057.23
2945-114-00-014	N 50FT OF S 150FT OF LOT 21 CAPITOL HILL SUB SEC 11 1S 1W	\$1,036.50
2945-114-00-015	A PT OF LOT 21 OF CAPITOL HILL SUBDIVISION SEC 11 1S 1W UM DESC AS FOLLS BEG AT PT ON E-LI OF SD LOT 21.50FT N OF SE COR SD LOT 21 W 130FT M/L TO W-LI SD LOT 21 N ALG W-LI SD LOT 21.50FT E 130FT M/L TO E-LI SD LOT 21 S TO PLACE OF BEG	\$1,036.50
2945-114-00-016	S 50FT OF LOT 21 CAPITOL HILL SUB SEC 11 1S 1W	\$1,036.50
2945-114-00-018	S 50FT OF N 100FT OF LOT 20 CAPITOL HILL SEC 11 1S 1W	\$1,036.50
2945-114-00-019	S 50FT OF N 150FT OF LOT 20 CAPITOL HILL SUB SEC 11 1S 1W	\$1,036.50
2945-114-00-020	S 50FT OF N 200FT OF LOT 20 CAPITOL HILL SUB SEC 11 1S 1W	\$1,036.50
2945-114-00-021	S 50FT OF N 250FT OF LOT 20 CAPITOL HILL SUB SEC 11 1S 1W	\$1,036.50
2945-114-00-024	N2 OF S 92FT OF LOT 20 CAPITOL HILL SUB	\$953.58
2945-114-00-025	S2 OF S 92FT OF LOT 20 CAPITOL HILL SUB	\$953.58
2945-114-00-026	N 50FT OF LOT 19 CAPITOL HILL SUB SEC 11 1S 1W	\$1,036.50
2945-114-00-041	S 36FT OF N 86FT OF LOT 19 CAPITOL HILLS SUB SEC 11 1S 1W	\$746.28
2945-114-00-042	S 39FT OF N 125FT OF LOT 19 CAPITOL HILL SUB SEC 11 1S 1W	\$808.47
2945-114-00-047	S 50FT OF N 350FT & N 75FT OF S 167FT OF LOT 20 CAPITOL HILL SUB SEC 11 1S 1W	\$8,637.50
2945-114-00-053	TR IN LOT 20 CAPITOL HILL SUB BEG 250' SOUTH OF NE COR LOT 20 W 130' S 50' E 130' N TO BEG	\$3,455.00
2945-114-00-054	N 50FT OF LOT 20 CAPITAL HILL SUB SEC 11 1S 1W UM	\$3,455.00
2945-114-00-055	S 170FT OF N 200FT & N 217FT OF S 317FT OF LOT 22 CAPITOL HILL SUB SEC 11 1S 1W - 1.19AC	\$26,741.70
2945-114-00-056	N 50FT OF S 100FT LOT 22 CAPITAL HILL SEC 11 1S 1W	\$3,455.00
2945-114-33-001	LOT 1 HANEY SUBDIVISION PER PLAT RN 2961257 MESA CO CLERKS OFF SEC 11 1S 1W UM - 7114 SQ FT	\$1,852.92

2945-114-33-002	LOT 2 HANEY SUBDIVISION PER PLAT RN 2961257 MESA CO CLERKS OFF SEC 11 1S 1W UM - 7145 SQ FT	\$1,861.21
2945-114-33-003	LOT 3 HANEY SUBDIVISION PER PLAT RN 2961257 MESA CO CLERKS OFF SEC 11 1S 1W UM - 7105 SQ FT	\$1,852.57
2945-114-33-004	LOT 4 HANEY SUBDIVISION PER PLAT RN 2961257 MESA CO CLERKS OFF SEC 11 1S 1W UM - 7050 SQ FT	\$1,852.92

Dated at Grand Junction, Colorado, this 15th day of November 2023.

BY ORDER OF THE CITY COUNCIL,
CITY OF GRAND JUNCTION, COLORADO

By: 

Amy Phillips
City Clerk