

RESOLUTION NO. 1-93

DECLARING THE INTENTION OF THE CITY COUNCIL  
OF THE CITY OF GRAND JUNCTION, COLORADO, TO CREATE  
WITHIN SAID CITY ALLEY IMPROVEMENT DISTRICT NO. ST-93,  
AND AUTHORIZING THE CITY ENGINEER TO PREPARE  
DETAILS AND SPECIFICATIONS FOR THE SAME.

WHEREAS, a majority of the property owners to be assessed have petitioned the City Council, under the provisions of Chapter 18 of the City of Grand Junction Code of Ordinances, as amended, and People's Ordinance No. 33, that an Alley Improvement District be created for the construction of improvements as follows:

Location of Improvements:

- The alley running east and west from 5th Street to 6th Street between Gunnison Avenue and Hill Avenue;
- The alley running east and west from 10th Street to 11th Street between Gunnison Avenue and Hill Avenue;
- The L-shaped alley from 22nd Street to 23rd Street South of Elm Avenue;
- The alley running east and west from 9th Street to 10th Street between South Avenue and the Railroad Tracks;
- The L-shaped alley between 6th Street to 7th Street and between Belford Avenue and Teller Avenue
- The cross alley running east and west from 6th Street to 7th Street between Ouray Avenue and Chipeta Avenue;
- The alley running east and west from 10th Street to 11th Street between Chipeta Avenue and Gunnison Avenue;
- The cross alley between 6th Street and 7th Street between Chipeta Avenue and Gunnison Avenue;

Type of Improvements - To include base course material under a mat of Concrete Pavement and construction or reconstruction of concrete approaches as deemed necessary by the City Engineer; and

WHEREAS, the City Council deems it advisable to take the necessary preliminary proceedings for the creation of a Local Improvement District.

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

1. That the District of land to be assessed is described as follows:

South half Lots 1 to 5, inclusive, Block 38, City of Grand Junction;

AND ALSO Lots 6 and 7, Block 38, City of Grand Junction, and beginning at the Northeast Corner of Lot 5, Block 38, Thence N 89°58'13" W 22.02 feet, Thence S 02°46'10" W 9.27 feet, Thence S 15°16'40" W 12.96 feet, Thence S 00°38'40" W 9.20 feet, Thence S 68°17'20" W 3.20 feet, Thence S 00°17'50" W 30.35 feet, Thence S 89°58'13" E 29.10 feet, Thence N 00°00'56" E 62.50 feet to the Point of Beginning;

AND ALSO Lots 8 through 12, inclusive and the North 70 feet of Lot 13, Block 38, City of Grand Junction;

AND ALSO the South 55 feet of Lots 13 to 16, inclusive, Block 38, City of Grand Junction;

AND ALSO the North 50 feet of Lots 17 to 20, inclusive, Block 38, City of Grand Junction;

AND ALSO Lots 21 through 32, inclusive, Block 38, City of Grand Junction;

AND ALSO Lots 1 through 32, inclusive, Block 43, City of Grand Junction;

AND ALSO Lots 1 through 11, inclusive, and Lots 18 through 28, inclusive, Block 1, Arcadia Village Refile, City of Grand Junction,

AND ALSO Lots 1 and 4, Twenty-Third Street Subdivision and a replat of Lots 15 and 16 and a part of Lot 14, Block 1, Arcadia Village Refile, and South 3 ft. of 20 ft. east-west alley lying north of Lot 1,

AND ALSO Lots 1 to 12, inclusive, and the south 55 feet of Lots 13 to 16, inclusive, Block 157, City of Grand Junction;

AND ALSO Lots 1 to 7, inclusive, the west 260 feet Lot 8, and the vacated alley all in Block 3, Milldale Subdivision, City of Grand Junction;

AND ALSO Lots 1 through 10, Block 17, City of Grand Junction;

AND ALSO Lot 16 and adjacent portion of alley vacated by B1879 P658 Mesa County Records, Block 17, City of Grand Junction;

AND ALSO Lots 17 through 30, inclusive, Block 17, City of Grand Junction;

AND ALSO Lots 1 through 30, Block 61, City of Grand Junction;

AND ALSO Lots 1 through 32, inclusive, Block 46, City of Grand Junction.

AND ALSO Lots 1 through 31, Block 50, City of Grand Junction;

All in Mesa County, Colorado.

2. That the assessment levied against the respective properties will be \$6.00 per each lineal foot directly abutting the alley right-of-way for properties located within any single-family residential zone. All properties located within any other residential zone other than single-family shall be assessed \$12.00 per abutting foot; provided, however, that existing owner-occupied single-family uses within a multi-family zone shall be assessed at \$6.00 per abutting foot. Properties located in any zone other than residential and properties in any residential zone which have a permit from the City of Grand Junction allowing a non-residential use within a residential zone shall be assessed the non-residential rate of \$22.50 per each lineal foot directly abutting the alley right-of-way. Properties having alley frontage on more than one side shall be

assessed the applicable assessment rate for the frontage on the longest side only. The total amount of assessable footage for properties receiving the single-family residential zone rate is estimated to be 4,772.71 feet; the total amount of assessable footage for properties located in any other residential zone is estimated to be 1,260.00 feet; and the total amount of assessable footage for all properties located within any zone other than residential is estimated to be 1,426.76 feet.

3. That the assessments to be levied against the properties in said District to pay the cost of such improvements shall be due and payable, without demand, within thirty (30) days after the ordinance assessing such costs becomes final, and, if paid during this period, the amount added for costs of collection and other incidentals shall be deducted; provided, that after the expiration of said thirty-day period, all such assessments may, at the election of the owners of the property in said District, be paid in ten (10) annual installments, the first of which shall be payable at the time the next installment of general taxes, by the laws of the State of Colorado, is payable, and each annual installment shall be paid on or before the same date each year thereafter, along with simple interest which has accrued at the rate of 8 percent per annum on the unpaid principal, payable annually.

4. That the City Engineer is hereby authorized and directed to prepare full details, plans and specifications for such paving; and a map of the district depicting the real property to be assessed from which the amount of assessment to be levied against each individual property may be readily ascertained, all as required by Ordinance No. 178, as amended, City of Grand Junction, Colorado.

5. That Notice of Intention to Create said Alley Improvement District No. ST-93, and of a hearing thereon, shall be given by advertisement in one issue of \_\_\_\_\_

## NOTICE

### OF INTENTION TO CREATE ALLEY IMPROVEMENT DISTRICT NO. ST-93, IN THE CITY OF GRAND JUNCTION, COLORADO, AND OF A HEARING THEREON.

PUBLIC NOTICE IS HEREBY GIVEN, pursuant to the request of a majority of the affected property owners, to the owners of real estate in the district hereinafter described and to all persons generally interested that the City Council of the City of Grand Junction, Colorado, intends to create Alley Improvement District No. ST-93, in said City for the purpose of reconstructing and paving certain alleys to serve the property hereinafter described, which lands are to be assessed with the cost of the improvements, to wit:

South half Lots 1 to 5, inclusive, Block 38, City of Grand Junction;

AND ALSO Lots 6 and 7, Block 38, City of Grand Junction, and beginning at the Northeast Corner of Lot 5, Block 38, Thence  
N 8958'13" W 22.02 feet, Thence S 0246'10" W 9.27 feet, Thence  
S 1516'40" W 12.96 feet, Thence S 0038'40" W 9.20 feet, Thence  
S 6817'20" W 3.20 feet, Thence S 0017'50" W 30.35 feet, Thence  
S 8958'13" E 29.10 feet, Thence N 0000'56" E 62.50 feet to the Point of Beginning;

AND ALSO Lots 8 through 12, inclusive and the North 70 feet of Lot 13, Block 38, City of Grand Junction;

AND ALSO the South 55 feet of Lots 13 to 16, inclusive, Block 38, City of Grand Junction;

AND ALSO the North 50 feet of Lots 17 to 20, inclusive, Block 38, City of Grand Junction;

AND ALSO Lots 21 through 32, inclusive, Block 38, City of Grand Junction;

AND ALSO Lots 1 through 32, inclusive, Block 43, City of Grand Junction;

AND ALSO Lots 1 through 11, inclusive, and Lots 18 through 28, inclusive, Block 1, Arcadia Village Refile, City of Grand Junction,

AND ALSO Lots 1 and 4, Twenty-Third Street Subdivision and a replat of Lots 15 and 16 and a part of Lot 14, Block 1, Arcadia Village Refile, and South 3 ft. of 20 ft. east-west alley lying north of Lot 1,

AND ALSO Lots 1 to 12, inclusive, and the south 55 feet of Lots 13 to 16, inclusive, Block 157, City of Grand Junction;

AND ALSO Lots 1 to 7, inclusive, the west 260 feet Lot 8, and the vacated alley all in Block 3, Milldale Subdivision, City of Grand Junction;

AND ALSO Lots 1 through 10, Block 17, City of Grand Junction;

AND ALSO Lot 16 and adjacent portion of alley vacated by B1879 P658 Mesa County Records, Block 17, City of Grand Junction;

AND ALSO Lots 17 through 30, inclusive, Block 17, City of Grand Junction;

AND ALSO Lots 1 through 30, Block 61, City of Grand Junction;

AND ALSO Lots 1 through 32, inclusive, Block 46, City of Grand Junction.

AND ALSO Lots 1 through 31, Block 50, City of Grand Junction;

All in Mesa County, Colorado.

Location of Improvements:

- The alley running east and west from 5th Street to 6th Street between Gunnison Avenue and Hill Avenue;
- The alley running east and west from 10th Street to 11th Street between Gunnison Avenue to Hill Avenue;
- The L-shaped alley from 22nd Street to 23rd Street South of Elm Avenue;
- The alley running east and west from 9th Street to 10th Street between South Avenue and the Railroad Tracks;
- The L-shaped alley between 6th Street to 7th Street and between Belford Avenue and Teller Avenue
- The cross alley running east and west from 6th Street to 7th Street between Ouray Avenue and Chipeta Avenue;
- The alley running east and west from 10th Street to 11th Street between Gunnison Avenue and Hill Avenue;
- The cross alley between 6th Street and 7th Street between Chipeta Avenue and Gunnison Avenue;

Type of Improvements - To include base course material under a mat of Concrete Pavement and construction or reconstruction of concrete approaches as deemed necessary by the City Engineer.

The assessment levied against the respective properties will be \$6.00 per each lineal foot directly abutting the alley right-of-way for properties located within any single-family residential zone. All properties located within any other residential zone other than single-family shall be assessed \$12.00 per abutting foot; provided, however, that existing owner-occupied single-family uses within a multi-family zone shall be assessed at \$6.00 per abutting foot. Properties located in any zone other than residential and properties in any residential zone which have a permit from the City of Grand Junction allowing a non-residential use within a residential zone shall be assessed the non-residential rate of \$22.50 per each lineal foot directly abutting the alley right-of-way. Properties having alley frontage on more than one side shall be

assessed the applicable assessment rate for the frontage on the longest side only. The total amount of assessable footage for properties receiving the single-family residential zone rate is estimated to be 4,772.71 feet; the total amount of assessable footage for properties located in any other residential zone is estimated to be 1,260.00 feet; and the total amount of assessable footage for all properties located within any other zone than residential is estimated to be 1,426.76 feet. The total amount of assessments to be levied against the abutting properties shall be \$ 75,858.36.

To the total assessable cost of \$ 75,858.36 to be borne by the property owners, there shall be added six (6) percent for costs of collection and incidentals, and also simple interest at the rate of eight (8) percent per annum to the next succeeding date upon which general taxes, or the first installment thereof, are by the laws of the State of Colorado, made payable. The said assessment shall be due and payable, without demand, within thirty (30) days after the ordinance assessing such cost shall have become final, and if paid during such period, the amount added for costs of collection and incidentals shall be deducted; provided that all such assessments, at the election of the owners of the property in said district, may be paid in ten (10) annual installments which shall become due upon the same date upon which general taxes, or the first installment thereof, are by the laws of the State of Colorado, made payable. Simple interest at the rate of eight (8) percent per annum shall be charged on unpaid installments.

On February 17, 1993 at the hour of 7:30 o'clock P.M. in the City Council Chambers in City Hall located at 250 North 5th Street in said city, the Council will consider objections that may be made in writing concerning the proposed improvements by the owners of any real estate to be assessed, or by any person interested.

A map of the district, from which the share of the total cost to be assessed upon each parcel of real estate in the district may be readily ascertained, and all proceedings of the Council, are on file and can be seen and examined by any person interested therein in the office of the City Clerk during business hours, at any time prior to said hearing.

Dated at Grand Junction, Colorado, this 6th day of January, 1993.

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

By: \_\_\_\_\_  
City Clerk

PASSED and ADOPTED this 6th day of January, 1993.

Attest:

\_\_\_\_\_  
President of the Council

\_\_\_\_\_  
City Clerk