

## **RESOLUTION NO. 32-96**

**DECLARING THE INTENTION OF THE CITY COUNCIL  
OF THE CITY OF GRAND JUNCTION, COLORADO, TO CREATE  
WITHIN SAID CITY SANITARY SEWER IMPROVEMENT DISTRICT  
NO. SS-38-95, AMENDED,  
AND AUTHORIZING THE CITY ENGINEER TO PREPARE  
DETAILS AND SPECIFICATIONS FOR THE SAME.**

**WHEREAS**, SANITARY SEWER I.D. NO. SS-38-95 was created by the Grand Junction City Council Pursuant to City Resolution No. 47-95, Passed and Adopted on April 19, 1995;

**WHEREAS**, a majority of the property owners to be assessed have petitioned the City Council, under the provisions of Chapter 28 of the City of Grand Junction Code of Ordinances, as amended, and People's Ordinance No. 33, that Sanitary Sewer Improvement District No. SS-38-95 be amended, for the construction of improvements as follows, subject to the appropriation of sufficient funds for this purpose in 1996:

**Location of Improvements** - A portion of Country Club Park Road;

**Type of Improvements** - Sanitary sewer main lines, inlets, manholes, connecting mains, service line stub-outs to the property lines, and any other services or facilities 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:

Lots 4 through 12, inclusive, Block 4, Country Club Park Sub;  
AND ALSO Lot 3, Block 4, Country Club Park Sub except Beginning at the Northeast Corner of Lot 3, Country Club Park Sub, West 150 ft, South 35 ft, East and parallel with the North line of Lot 3, Country Club Park Sub, 150 ft, North to Beginning, and also except that part Beginning N87°34'55"W 150 ft from the Northeast Corner of said Lot 3, S02°25'05"W 35 ft. N87°34'55"W 66.97 ft, N18°17'W 37.35 ft, S87°34'55" E 80.0 ft to Beginning;

AND ALSO Lots 13 through 20, inclusive, Block 3, Country Club Park Sub;

AND ALSO that portion of Lot 22, Block 3, Country Club Park Sub, described as follows:

Beginning S22°08'E 207.36 ft, from North 1/4 Corner of said Section 21, thence along a curve South and East, radius 30 ft, arc length 67.09 ft, chord bearing S01°46'E 53.96 ft, S65°50'E 70.46 ft, thence along a curve to the right, radius 181.40 ft, arc length 19 ft, chord bearing S62°50'E 18.98 ft, N43°04'45"E 66.87 ft, N70°29'30"E 133.35 ft, N19°30'30"W 115.15 ft to curve, radius 906.51 ft, arc length 67.20 ft, chord bearing S64°25'25"W 67.18 ft, S62°18'W 175.23 ft to Beginning;

AND ALSO Lot 21, Block 3, Country Club Park Sub and that portion of Lots 22, 23 and 24 as described in B1039 P901-904, Mesa Country Records;

AND ALSO Beginning 234 ft East of Southwest Corner of the Northwest 1/4, Northeast 1/4 Section 21, T1S, R1W, N72°16'E 192.5 ft to the Southeast Corner of Lot 12, Block 4, Country Club Park Sub on a curve to the left with a chord that bears S47°16'E 216.3 ft, S79°47'E 21.0 ft, S65°55'W 313 ft, N19°59'W 232.8 ft to Beginning;

AND ALSO the North Portion of Lot 23, Block 3, Country Club Park Sub described as follows; Beginning at a point which bears S60°13'14"E 382.88 feet from North 1/4 Corner of said Section 21, N70°29'30"E 199.30 feet to a curve the Northwest, Radius 74.45 feet, Arc Length 80.44, Chord Bears N34°13'15"W 76.33 feet, N65°03'30"W 3.27 feet to a curve to the left, Radius 143.33 feet, Arc Length 108.51 feet, Chord Bears N86°43'45"W 105.94 feet to a curve, Radius 906.51 feet, Arc Length 79.94 feet, Chord Bears S 69°04'25"W 79.91 feet, S19°30'E 115.15 feet to Beginning and the South part of Lot 23 and a Part of Lot 24 Beginning S66°01'08" 417.6 feet from said North 1/4 Corner N70°29'30"E 149.30 feet, S03°23'E 186.71 feet, S70°29'30"W 97.44 feet, N19°30'30"W 179.36 feet to Beginning;

AND ALSO Lot 1, Block 4, Country Club Park Sub;

All in Mesa County, Colorado.

2. That the assessments to be levied against the respective properties will be based upon the actual engineering, administrative and construction costs as follows: The estimated cost per lot will be Six thousand two hundred seventy-two dollars and 73/100 (\$6,272.73). We understand, however, that the total project costs may be less than the estimate of the City Engineer and that the assessment against and upon each lot shall be based upon the actual project costs. We understand that the stated estimated costs do not include the Plant Investment Fee of seven hundred and fifty dollars (\$750.00) per lot and costs to extend the service lines from the stub-outs to the buildings, which must be paid by the Owners prior to making connection to the sanitary sewer.

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, however, that failure by any owner(s) to pay the whole assessment within said thirty (30) day period shall be conclusively considered as an election on the part of said owner(s) to pay the assessment, together with an additional six percent (6%) one-time charge for cost of collection and other incidentals which shall be added to the principal payable 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 sanitary sewer improvements; and a map of the district depicting the real property to be assessed from which the amount of the 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 Sanitary Sewer Improvement District No. SS-38-95, Amended, hearing thereon, shall be given by advertisement in one issue of The Daily Sentinel, a newspaper of general circulation published in said City, which Notice Shall be in substantially the form set forth in the attached "NOTICE".

## NOTICE

**OF INTENTION TO CREATE SANITARY SEWER IMPROVEMENT DISTRICT NO.  
SS-38-95, AMENDED,  
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 Sanitary Sewer Improvement District No. SS-38-95, Amended, subject to the appropriation of sufficient funds for this purpose for 1996, in said City for the purpose of installing or constructing sanitary sewer improvements to serve the property hereinafter described, which lands are to be assessed with the cost of the improvements, to wit:

Lots 4 through 12, inclusive, Block 4, Country Club Park Sub;

AND ALSO Lot 3, Block 4, Country Club Park Sub except Beginning at the Northeast Corner of Lot 3, Country Club Park Sub, West 150 ft, South 35 ft, East and parallel with the North line of Lot 3, Country Club Park Sub, 150 ft, North to Beginning, and also except that part Beginning N87°34'55"W 150 ft from the Northeast Corner of said Lot 3, S02°25'05"W 35 ft. N87°34'55"W 66.97 ft, N18°17'W 37.35 ft, S87°34'55" E 80.0 ft to Beginning;

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feet, Arc Length 108.51 feet, Chord Bears N86°43'45"W 105.94 feet to a curve, Radius 906.51 feet, Arc Length 79.94 feet, Chord Bears S 69°04'25"W 79.91 feet, S19°30'E 115.15 feet to Beginning and the South part of Lot 23 and a Part of Lot 24 Beginning S66°01'08" 417.6 feet from said North 1/4 Corner N70°29'30"E 149.30 feet, S03°23'E 186.71 feet, S70°29'30"W 97.44 feet, N19°30'30"W 179.36 feet to Beginning;

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To the total assessable cost of \$138,000.00 to be borne by the property owners, there shall be added six (6) percent for costs of collection and incidentals. 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 however, that failure by any owner(s) to pay the whole assessment within said thirty (30) day period shall be conclusively considered as an election on the part of said owner(s) to pay the assessment, together with an additional six percent (6%) one-time charge for cost of collection and other incidentals which shall be added to the principal payable 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 June 5, 1996 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 testimony that may be made for or against 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 3rd day of April, 1996.

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

**By:** /s/ Stephanie Nye  
City Clerk

**PASSED and ADOPTED** this 3rd day of April, 1996.

/s/ Ron Maupin  
President of the Council

**Attest:**

/s/ Stephanie Nye  
City Clerk