

RESOLUTION NO. 16-97

CLARIFYING THE APPLICATION OF ASSESSMENT RATES  
FOR ALLEY IMPROVEMENT DISTRICTS AND  
AMENDING CITY RESOLUTION NO. 61-90

WHEREAS, City of Grand Junction Resolution No. 61-90, passed and adopted by the City Council on September 19, 1990, established assessment rates and the application thereof, based on land use and zoning, for properties located within the limits of alley improvement districts; and

WHEREAS, the assessment rates established by Resolution No. 61-90 fall into three categories: 1) a single-family residential rate of \$6.00 per each lineal foot of property abutting the alley right-of-way; 2) a multi-family residential rate of \$12.00 per each lineal foot of property abutting the alley right-of-way; and 3) a non-residential rate of \$22.50 per each lineal foot of property abutting the alley right-of-way; and

WHEREAS, the criteria used to define the application of the three rates, as stated in Resolution No. 61-90, occasionally causes difficulty in determining the applicable rate for various properties; and

WHEREAS, Resolution No. 61-90 authorizes the City Council to amend the policies, provisions and conditions contained therein; and

WHEREAS, the City Council deems it necessary and appropriate to amend and therefore simplify application of the assessment rates for properties included within the limits of alley improvement districts.

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

1. Section 1 of Resolution No. 61-90 is hereby amended as follows: The single-family residential rate shall apply to: (a) all properties having only one residential housing unit which is arranged, designed and intended to be occupied as a single housekeeping unit, and; (b) all vacant properties located within a single-family residential zone.

2. Section 2 of Resolution No. 61-90 is hereby amended as follows: The multi-family residential rate shall apply to (a) all properties having a structure or structures which are arranged, designed and intended to be the residence of more than one housekeeping unit independent of other housekeeping units; (b) properties which are necessary for and appurtenant to the use and occupancy of multi-family residential uses, such as parking lots, clubhouses and recreation facilities, and; (c) all vacant properties located within a multi-family residential zone.

3. Section 3 of Resolution No. 61-90 is hereby amended as follows: Except as provided in Section 4 below, the non-residential rate shall apply to: (a) all properties which are used and occupied for any purpose other than single-family or multi-family residential purposes, and; (b) all vacant properties located within any zone other than residential.

4. Section 4 of Resolution No. 61-90 is hereby amended as follows: Properties from which a business or commercial use is conducted ("home occupation") which also serve as a single-family or multi-family residence may be assessed the applicable single-family or multi-family residential rate if such home occupation conforms with or has been authorized by the Zoning and Development Code of the City.

5. All other provisions and conditions of Resolution No. 61-90 shall remain in full force and effect.

PASSED and ADOPTED this 17th day of February, 1997.

Attest:

/s/ Stephanie Nye  
City Clerk

/s/ Linda Afman  
President of the City Council