

RESOLUTION NO. 68-98

**DECLARING THE INTENTION OF THE CITY COUNCIL
OF THE CITY OF GRAND JUNCTION, COLORADO, TO CREATE
WITHIN SAID CITY ALLEY IMPROVEMENT DISTRICT NO. ST- 99, PHASE A, 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 28 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:

East-West alley from 17th Street to 19th Street between Grand Avenue and White Avenue;
East-West alley from 13th Street to 15th Street between Walnut Avenue and Cedar 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 lands to be assessed is described as follows:

LOTS 1 through 23, inclusive, Block 3, East Main Street Addition;

AND ALSO LOTS 1 through 10, inclusive, Block 3, N.W. Smith Addition;

AND ALSO Beginning 30 feet south of the NW corner of lot 20, Block 6, Fairmount Subdivision, thence east 100 feet, thence south 135 feet, thence north 100 feet to the point of beginning. Except the south 10 feet for an alley;

AND ALSO Beginning at the NE corner of the west 2 of lot 20, Block 6, Fairmount Subdivision, thence west 50 feet, thence south 165 feet, thence east 50 feet, thence north to the point of beginning. Except the north 30 feet and the south 10 feet for road and alley;

AND ALSO Beginning 115 feet south of the NE corner of lot 20, Block 6,

Fairmount Subdivision, thence west 150 feet, thence south 40 feet, thence east 150 feet, thence north to the point of beginning;

AND ALSO The west 90 feet of the south 125 feet of the west 2 of lot 20, Block 6, Fairmount Subdivision, Section 12, 1S, 1W.

AND ALSO Beginning at the SE corner of the west 2 of lot 20, Block 6, Fairmount Subdivision, thence north 125 feet, thence west 60 feet, thence south 125 feet, thence east to the point of beginning.

AND ALSO Beginning 75 feet north of the SE corner of lot 20, Block 6, Fairmount Subdivision, thence north 50 feet, thence west 150 feet, thence south 50 feet, thence east to the point of beginning.

All in the City of Grand Junction, and Mesa County, Colorado.

2. That the assessment levied against the respective properties will be as follows per each linear foot directly abutting the alley right-of-way:

Properties located in a single-family residential zone shall be assessed at \$6.00 per abutting foot.

Properties located in a residential multi-family zone shall be assessed at the residential multi-family rate of \$12.00 per abutting foot, provided, however, that existing single-family uses within a residential multi-family zone shall be assessed at the single-family rate of \$6.00 per abutting foot.

If the use of the excepted single-family or multi-family property use changes, or if a property is rezoned any time prior to the assessment hearing, the assessment shall reflect that change.

The total amount of assessable footage for properties with a single-family residential zone rate is estimated to be 2,205.00 feet; and the total amount of assessable footage for properties located in any other residential zone is estimated to be 225.00 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, 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 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-99, Phase A, and of a 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 ALLEY IMPROVEMENT DISTRICT NO. ST-99, PHASE A, 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-99, Phase A, 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:

That the District of lands to be assessed is described as follows:

LOTS 1 through 23, inclusive, Block 3, East Main Street Addition;

AND ALSO LOTS 1 through 10, inclusive, Block 3, NW Smith Addition;

AND ALSO Beginning 30 feet south of the NW corner of lot 20, Block 6, Fairmount Subdivision, thence east 100 feet, thence south 135 feet, thence north 100 feet to the point of beginning. Except the south 10 feet for an alley;

AND ALSO Beginning at the NE corner of the west 2 of lot 20, Block 6, Fairmount Subdivision, thence west 50 feet, thence south 165 feet, thence east 50 feet, thence north to the point of beginning. Except the north 30 feet and the south 10 feet for road and alley;

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AND ALSO The west 90 feet of the south 125 feet of the west 2 of lot 20, Block 6, Fairmount Subdivision, Section 12, 1S, 1W.

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If the use of the excepted single-family or multi-family property use changes, or if a property is rezoned any time prior to the assessment hearing, the assessment shall reflect that change.

The total amount of assessable footage for properties with a single-family residential zone rate is estimated to be 2,205.00 feet; and the total amount of assessable footage for properties located in any other residential zone is estimated to be 225.00 feet.

To the total assessable cost of \$15,690.00 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 December 16th, 1998, 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 4th day of November, 1998.

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

By: /s/ Stephanie Nye
City Clerk

PASSED and **ADOPTED** this 4th day of November, 1998.

/s/ Janet L. Terry
President of the Council

Attest:

/s/ Stephanie Nye
City Clerk