

RESOLUTION NO. 121-07

A RESOLUTION APPROVING AND ACCEPTING THE IMPROVEMENTS CONNECTED WITH BLUFFS SANITARY SEWER IMPROVEMENT DISTRICT NO. SS-48-06 AND GIVING NOTICE OF A PUBLIC HEARING

WHEREAS, the City Council of the City of Grand Junction, Colorado, has reported the completion of Bluffs Sanitary Sewer Improvement District No. SS-48-06; and

WHEREAS, the City Council has caused to be prepared a statement showing the total assessable costs associated with Bluffs Sanitary Sewer Improvement District No. SS-48-06 to be apportioned upon and levied against the real property comprising the District Lands which specifically benefit from the improvements associated with said District.

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

1. That the improvements connected with Bluffs Sanitary Sewer Improvement District No. SS-48-06 be, and the same are hereby, approved and accepted; that the statement showing the total assessable costs associated with said District be, and the same is hereby, approved and accepted as the statement of the assessable costs of said Bluffs Sanitary Sewer Improvement District No. SS-48-06.
2. That the costs connected with Bluffs Sanitary Sewer Improvement District No. SS-48-06 be apportioned upon and levied against the real property comprising the District Lands.
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 to be 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 City 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, being Ordinance No. 178, as amended, and People's Ordinance No. 33.

PASSED and ADOPTED this 13th day of August, 2007.

/s/ James J. Doody
President of the Council

Attest:

/s/ Stephanie Tuin
City Clerk

NOTICE

NOTICE IS HEREBY GIVEN that a hearing is scheduled for September 19, 2007, at 7:00 p.m., to hear complaints or objections of the owners of the real estate hereinafter described, said real estate comprising the district of lands known as Bluffs Sanitary Sewer Improvement District No. SS-48-06, and all persons interested therein, as follows:

All that part of the SW1/4NW1/4 Section 8, T1S, R1W, of the Ute Meridian, lying South of the Colorado River and East of the Redlands Parkway right-of-way as recorded in Book 1371, Page 271 in the office of the Mesa County Clerk; AND ALSO

The North 521.3 feet of the NW1/4SW1/4 Section 8, T1S, R1W, Ute Meridian, EXCEPT Lot 1, Del Monte Park Subdivision, as recorded in Plat Book 12, Page 40 in the office of the Mesa County Clerk.

All in the City of Grand Junction, County of Mesa, State of Colorado

That the City of Grand Junction has completed and the Grand Junction City Council has accepted the improvements connected with Bluffs Sanitary Sewer Improvement District No. SS-48-06. Said District and improvements are authorized by and in accordance with the terms and provisions of City Resolution No. 143-06, passed and adopted by the Grand Junction City Council on the 15th day of November, 2006, whereby said City Council declared its intention to create said District, and by City Resolution No. 166-06, passed and adopted by the Grand Junction City Council on the 20th day of December, 2006, whereby the Grand Junction City Council created and established said District, all being in accordance with the terms and provisions of Chapter 28 of the Code of Ordinances of said City, being Ordinance No. 178, as amended.

That the whole cost of the improvements connected with said District and to be assessed against the District Lands, as hereinafter described, has been definitely ascertained and is in the sum of \$216,194.75. Said sum includes a one-time charge of six percent (6%) for costs 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 shall be entitled to an allowance of six percent (6%) for costs 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 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; that any such complaints or objections will be heard and determined by the said City Council at a public hearing on Wednesday, September 19, 2007, at 7:00 p.m. in the City Council Chambers located at Grand Junction City Hall, 250 North 5th Street in Grand Junction, Colorado, at which time the said City Council will consider passage of a proposed ordinance to assess the cost of said improvements against the real estate in said District, and against the respective owners of said real estate, as by law provided.

That the sum of \$216,194.75 for improvements connected with Bluffs Sanitary Sewer Improvement District No. SS-48-06 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:

TAX SCHEDULE NO.	LEGAL DESCRIPTION	ASSESSMENT
2945-082-00-051	Beginning at a point 20 feet South and S 89° 55' E 970 feet from the West 1/4 corner of Section 8, T1S, R1W, Ute Meridian; thence North 572.54 feet to the South bank of the Colorado River; thence Southeasterly along the River to East line of the Southwest 1/4 of Northwest 1/4(SW1/4NW1/4); thence South along the East line of the SW1/4NW1/4 to a point 20 feet South of Southeast corner of the SW1/4NW1/4; thence N89°55'W 350 feet more or less to the point of beginning, except the road in Book 951, Page 408 of the Mesa County Clerks office.	\$9,880.93
2945-082-00-054	Beginning at a point 30 feet East and 24.26 feet South of the W¼ Corner of Section 8, Township 1 South, Range 1 West of the Ute Meridian, thence North 418.53 feet, thence South 81°10'40" East 194 feet, more or less, to the Westerly line of Bluff Court, thence along the Westerly line of Bluff Court S06°35' W 159.44 to E 1/2 Road, thence Southwesterly 97.38 feet along the arc of curve to the left having a radius of 75 feet (the chord bears S63°12'W 90.69 feet); thence S26°00' W 210.75 feet to the point of Beginning.	\$9,880.93
2945-082-00-070	Beginning at the W¼ Corner of Section 8, Township 1 South, Range 1 West of the Ute Meridian, thence South 142.8 feet, thence N26°00'E 330.45 feet, thence along the arc of a 50.0 foot radius curve to the right, 102.76 feet (the chord of which bears N84°52'30"E 85.6 feet), thence S36°15'E 150.0 feet, thence along the arc of a 150.5 foot radius curve to the left 140.97 feet (the chord of which bears S63°05' East 135.87 feet), thence North 988.81 feet to the South Bank of Colorado River, thence N53°45'W 266.96 feet to the Centerline of Goat Ranch Wash, thence along said Wash S28°00'W 414.69 feet, thence N89°55'W 30.0 feet to the West line of said Section 8, thence South 759.93 feet to the W¼ Corner of	\$9,880.93

	<p>said Section 8, and the Point of Beginning, EXCEPTING therefrom the following: Beginning at a point on the North right of way of E½ Road from whence the W¼ Corner of said Section 8 bears S54°49'W 306.6 feet, thence S36°15'E 150.0 feet, thence along the arc of a 125.5 foot radius curve to the left 117.55 feet (the chord of which bears S63°05'E 113.3 feet), thence North 353.5 feet, thence N81°10'40"W 117.83 feet, thence along the arc of a 50.0 foot radius curve to the right 76.59 feet (the chord of which bears S52°42'10"W 69.32 feet), thence S06°35'W 158.35 feet to the Point of Beginning, AND EXCEPT Beginning at a point 30 feet East and 24.26 feet South of the W¼ Corner of said Section 8, thence North 418.53 feet, thence S81°10'40"E 194 feet, more or less, to the Westerly line of Bluff Court, thence along the Westerly line of Bluff Court S06°35'W 159.44 feet to E½ Road, thence Southwesterly 97.38 feet along the arc of a curve to the having a radius of 75 feet (the chord bears S63°12'W 90.69 feet, thence S26°00'W 210.75 feet to the point of beginning, AND ALSO EXCEPT tracts conveyed to Mesa County for roads in Book 986 at Page 253 and in Book 1371 at Page 271.</p>	
2945-082-00-084	<p>Commencing at a point on the North right of way of E1/2 Road from whence the W 1/4 Corner of Section 8, Township 1 South, Range 1 West of the Ute Meridian bears South 54°49' West 306.6 feet; thence North 06°35' East 30.35 feet for a Point of Beginning; thence North 06° 35' East 128 feet; thence along the arc of a 50 foot radius curve to the right 76.59 feet (the chord of which bears North 52°42'10" East 69.32 feet); thence South 81°10'40" East 117.83 feet; thence South 150 feet; thence West to the Point of Beginning.</p>	\$14,228.54
2945-082-00-085	<p>Commencing at a point on the North right-of-way of E 1/2 Road from whence the W 1/4 corner of Section 8, Township 1 South, Range 1 West of the Ute Meridian bears South 54°49' West 306.06 feet; thence North 06°35' East 30.35 feet for a Point of Beginning; thence South 06°35' West 30.35 feet; thence South 36°15' East 150 feet; thence along the arc of a a 125.5 feet radius curve to the left 117.73 feet (the chord of which bears South 63°07'30" East 113.46 feet); thence North 203.5 feet; thence South 89°39'50" West 186.43 feet to the point of beginning.</p>	\$14,228.54
2945-082-00-092	<p>Beginning S89°59'E 649.00 feet and 5.0 feet North of the W 1/4 Corner of Section 8, T1S, R1W, of the Ute Meridian; thence N04°47'13"E 765.28 feet; thence S53°45'E 158.94 feet; thence S46°15'E 175.48 feet; thence South 547.54 feet; thence N89°55'W 321.0 feet to the point of beginning.</p>	\$9,880.93

2945-082-00-101	Commencing at the W ¹ / ₄ corner of Section 8, T1S, R1W, of the Ute Meridian; thence S89°55'00"E a distance of 585.00 feet; thence N00°00'00"E 272.82 feet to the point of beginning; thence continuing N00°00'00"E 211.30 feet; thence S89°55'00"E 41.43 feet; thence S00°00'00"W 191.70 feet, thence S65°03'06"W 45.69 feet to the point of beginning; together with: Commencing at the W ¹ / ₄ corner of said Section 8, thence S89°55'00"E along a distance of 455.00 feet, thence N00°00'00"E 212.15 feet, thence N65°03'06"E 38.60 feet to the point of beginning; thence N00°00'00"E 13.67 feet; thence S89°55'00"E 29.29 feet; thence S65°03'06"W 32.30 feet to the point of beginning; together with: Commencing at the W ¹ / ₄ corner of said Section 8, thence S89°55'00"E a distance of 440.00 feet, thence N00°00'00"E 5.00 feet to the point of beginning; thence continuing N00°00'00"E 963.81 feet; thence S53°45'00"E 179.80 feet, thence S00°00'00"W 378.86 feet; thence S89°55'00"E 41.43 feet; thence S00°00'00"W 191.70 feet; thence S65°03'06"W 189.07 feet; thence S00°00'00"W 207.15 feet; thence N89°55'00"W 15.00 feet to the point of beginning.	\$9,880.93
2945-082-00-102	Commencing at the W ¹ / ₄ corner of Section 8, T1S, R1W, Ute Meridian; thence S89°55'00"E a distance of 455.00 feet; thence leaving said South line N00°00'00"E 5.00 feet to the point of beginning; thence continuing N00°00'00"E 207.15 feet; thence N65°03'06"E 180.07 feet; thence N00°00'00"E 191.70 feet; thence N89°55'00"W 41.43 feet; thence N00°00'00"E 378.86 feet; thence S53°45'00"E 161.30 feet; thence S04°57'13"W 765.28 feet; thence N89°55'00"W 194.00 feet to the point of beginning.	\$9,880.93
2945-083-00-078	Commencing at the West Quarter Corner of Section 8, T1S, R1W, Ute Meridian; thence South 521.3 feet; thence South 89°55' East 880.00 feet to the point of beginning; thence North 476.30 feet; thence South 89°55' East 160.00 feet; thence South 476.30 feet; thence North 89°55' West 160.00 feet to the point of beginning.	\$9,880.93
2945-083-00-079	Beginning 521.3 feet South and S89°55'E 880 feet from the W ¹ / ₄ corner of Section 8, T1S, R1W, Ute Meridian; thence S89°55' East 440.00 feet to the East line of the NW ¹ / ₄ SW ¹ / ₄ of said Section 8; thence North 501.3 feet (said point bears South 20.0 feet from the NE corner of the NW ¹ / ₄ SW ¹ / ₄ of said Section 8); thence N89°55'W 440.0 feet; thence South 501.3 feet to the point of beginning. EXCEPT beginning at the NW corner of said tract herein described; thence South 25.0 feet; thence S89°55'E 346.7 feet; thence along the arc a 50.0 foot radius curve to the left 104.72 feet (the chord of which	\$9,880.93

	bears S89°55'E 86.6 feet); thence S89°55'E 6.7 feet to the East line of the tract herein described; thence North 25.0 feet to the Northeast corner of the tract herein described; thence N89°55'W 440.0 feet to the point of beginning. ALSO EXCEPT beginning at a point 521.3 feet South and S89°55'E 880.00 feet from the West ¼ corner of said Section 8; thence North 476.30 feet; thence S89°55'E 160.00 feet; thence South 476.30 feet; thence N89°55'W 160.00 feet to the point of beginning.	
2945-083-00-094	Beginning at a point which bears South 521.30 feet and S89°55'E 440.00 feet from the W1/4 corner of Section 8, T1S, R1W of the Ute Meridian; thence S89°55'E 70.08 feet; thence N31°26'30"E 350.12 feet; thence N10°50'E 141.30 feet; thence N06°14'30"E 38.72 feet; thence North 25.00 feet; thence N89°55'W 283.50 feet; thence South 501.30 feet to the point of beginning. EXCEPT tract conveyed to County of Mesa, State of Colorado by instrument recorded October 16, 1970 in Book 951 at page 408 for road right of way.	\$9,880.93
2945-083-00-095	Beginning South 521.30 feet and S89°55'E 510.08 feet from the W 1/4 corner of Section 8, T1S, R1W, Ute Meridian; thence S89°55'E 369.92 feet; thence North 501.30 feet; thence N89°55'W 156.50 feet; thence South 25.0 feet; thence S06°14'30"W 38.72 feet; thence S10°50'W 141.30 feet to the point of beginning; EXCEPT the North 25.00 feet for road right of way.	\$9,880.93
2945-083-08-002	Lot 2, Del Monte Park Subdivision, City of Grand Junction	\$9,880.93
2945-083-08-003	Lot 3, Del Monte Park Subdivision, City of Grand Junction	\$9,880.93
2945-083-08-004	Lot 4, Del Monte Park Subdivision, City of Grand Junction	\$9,880.93
2945-083-08-005	Lot 5, Del Monte Park Subdivision, City of Grand Junction	\$9,880.93
2945-083-08-006	Lot 6, Del Monte Park Subdivision, City of Grand Junction	\$9,880.93
2945-083-08-008	Lot 8, Del Monte Park Subdivision, City of Grand Junction	\$9,880.93
2945-083-08-011	Lot 1, Del Monte Park Replat, a Replat of Lots 7, 9, and 10, Del Monte Park Subdivision, City of Grand Junction	\$9,880.93
2945-083-08-012	Lot 2, Del Monte Park Replat, a Replat of Lots 7, 9, and 10, Del Monte Park Subdivision, City of Grand Junction	\$9,880.93
2945-083-08-013	Lot 3, Del Monte Park Replat, a replat of Lots 7, 9, and 10, Del Monte Park Subdivision, City of Grand Junction	\$9,880.93

Dated at Grand Junction, Colorado, this 13th day of August, 2007.

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

By: /s/ Stephanie Tuin
City Clerk