

**CITY OF GRAND JUNCTION, CO**

**RESOLUTION NO. 97-08**

**A RESOLUTION APPROVING AND ACCEPTING THE IMPROVEMENTS  
CONNECTED WITH GALLEY LANE SANITARY SEWER IMPROVEMENT DISTRICT  
NO. SS-49-07 AND GIVING NOTICE OF A PUBLIC HEARING**

WHEREAS, the City Council of the City of Grand Junction, Colorado, has reported the completion of Galley Lane Sanitary Sewer Improvement District No. SS-49-07; and

WHEREAS, the City Council has caused to be prepared a statement showing the total assessable costs associated with Galley Lane Sanitary Sewer Improvement District No. SS-49-07 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 Galley Lane Sanitary Sewer Improvement District No. SS-49-07 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 Galley Lane Sanitary Sewer Improvement District No. SS-49-07.
2. That the costs connected with Galley Lane Sanitary Sewer Improvement District No. SS-49-07 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 2<sup>nd</sup> day of July, 2008.

/s/ Gregg Palmer  
President of the Council

Attest:

/s/ Stephanie Tuin  
City Clerk

## NOTICE

NOTICE IS HEREBY GIVEN that a hearing is scheduled for August 6, 2008, 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 Galley Lane Sanitary Sewer Improvement District No. SS-49-07, and all persons interested therein, as follows:

Lots 1 through 7, inclusive Linda Subdivision, as recorded in Plat Book 8, Page 66 in the office of the Mesa County Clerk and Recorder; AND ALSO

Lots 2 and 3, Galley Minor Subdivision, as recorded in Plat Book 15, Page 66, in the office of the Mesa County Clerk and Recorder; AND ALSO

Lots 1 and 2, DJ Hall Subdivision as recorded in the office of the Mesa County Clerk and Recorder; AND ALSO

All that part of the S1/2NE1/4 Section 3, T1S, R1W, Ute Meridian, lying north of the Galley Lane right-of-way and contained within the following described line:

Beginning at the Southwest corner Lot 2 Galley Minor Subdivision, as recorded in Plat Book 15, Page 66 of the Mesa County records; thence N 00°06'00"W, along the west line of said Galley Lane Minor Subdivision, a distance of 473.63 feet to the North line of the S1/2NE1/4 of said Section 3; thence S90°00'00"W, along said North line, a distance of 310 feet; thence S00°00'00"W 244.85 feet; thence N86°30'W 111 feet; thence S43°14'03"W 111.93 feet; thence S00°30'30"W 132.07 feet; thence S65°42'30"E 67.40 feet; thence South 2.5 feet to the north line of said Galley Lane; AND ALSO

All that part of the S1/2NE1/4 Section 3, T1S, R1W, Ute Meridian, lying south of the Galley Lane right-of-way and east of said Linda Subdivision, contained within the following described line:

Beginning 610 feet West of the NE corner of the south 5 acres of the N1/2SE1/4NE1/4 said Section 3; thence South 425 feet; thence West 209 feet to the East line said Linda Subdivision.

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 Galley Lane Sanitary Sewer Improvement District No. SS-49-07. Said District and improvements are authorized by and in accordance with the terms and provisions of City Resolution No. 135-07, passed and adopted by the Grand Junction City Council on the 19th day of September 2007,

whereby said City Council declared its intention to create said District, and by City Resolution No. 158-07, passed and adopted by the Grand Junction City Council on the 7th day of November, 2007, 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 \$173,947.23. 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, August 6, 2008, at 7:00 p.m. in the City Council Chambers located at Grand Junction City Hall, 250 North 5<sup>th</sup> 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 \$173,924.23 for improvements connected with Galley Lane Sanitary Sewer Improvement District No. SS-49-07 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
2945-031-01-001	Lot 1 Linda Subdivision, City of Grand Junction	\$10,232.19
2945-031-01-002	Lot 2 Linda Subdivision, City of Grand Junction	\$10,232.19
2945-031-01-003	Lot 3 Linda Subdivision, City of Grand Junction	\$10,232.19
2945-031-01-005	Lot 5 Linda Subdivision, City of Grand Junction	\$10,232.19
2945-031-01-006	Lot 6 Linda Subdivision, City of Grand Junction	\$10,232.19
2945-031-01-008	A part of Lot 7 Linda Subdivision, more particularly described as follows: Beginning N00°12'W 25 feet from the SW corner of the SE1/4NE1/4 of Section 3, T1S, R1W, Ute Meridian; thence N00°12'W 289 feet; thence	\$10,232.19

	S65°48'E to the west right of way line of Young Street; thence S 191.27 feet to the SE corner of Lot 7; thence S89°51'W 215.2 feet, more or less, to the point of beginning, City of Grand Junction	
2945-031-01-010	That part of Lot 7, Linda Subdivision, more particularly described as follows: Beginning N00°12'W 397.58 feet from the SW corner of the SE1/4NE1/4 Section 3, T1S, R1W, Ute Meridian; thence N47°12'W 136.73 feet; thence N00°12'W 105.40 feet; thence East 198.95 feet; thence South 255.89 feet; thence N65°48'W 76.82 feet; thence N47°12'W 38.42 feet to the point of beginning, City of Grand Junction.	\$10,232.19
2945-031-01-011	Beginning at the NE corner of Lot 7 Linda Subdivision, thence S15°26'W 200.6 feet; thence South 117.18 feet; thence N65°48'W 133.34 feet; thence North 255.89 feet; thence East 175 feet to the point of beginning, except road right-of-way granted to Mesa county in Book 1070, Page 362, City of Grand Junction	\$10,232.19
2945-031-01-012	Lot 4 Linda Subdivision, and beginning 610 feet West and 209 feet South of the NE corner of the south 5 acres of the N1/2SE1/4NE1/4, Section 3, T1S, R1W, Ute Meridian; thence South 105 feet; thence West 209 feet; thence North 105 feet; thence East 209 feet to the beginning, and beginning 369.18 feet West, 495 feet North and 240.82 feet West of the SE corner of the NE1/4 Section 3; thence North 16 feet; thence West 209 feet; thence South 111 feet; thence East 209 feet; thence North 93 feet to the beginning, City of Grand Junction	\$10,232.19
2945-031-37-002	Lot 2, Galley Minor Subdivision, City of Grand Junction	\$10,232.19
2945-031-00-034	Beginning 170 East of the NW corner of the SE1/4NE1/4 Section 3 T1S, R1W, Ute Meridian; thence South 495 feet; thence East 310 feet; thence North 495 feet; thence West 310 feet to the point of beginning, except the South 15 feet for road, and except beginning 480 feet East and 145 feet South of the NW corner of the SE1/4NE1/4 Section 3; thence West 125 feet; thence South 350 feet; thence East 125 feet; thence North 350 feet to the beginning, City of Grand Junction.	\$10,232.19
2945-031-00-035	Beginning 480 feet East and 145 feet South of the NW corner of the SE1/4NE1/4 Section 3, T1S, R1W, Ute Meridian; thence West 125 feet; thence South 350 feet; thence East 125 feet; thence North 350 feet to the beginning, except the South 15 feet for road, City of Grand Junction.	\$10,232.19
2945-031-00-038	Beginning 610 feet West of the NE corner of the South 5 acres of the N1/2SE1/4NE1/4 Section 3, T1S, R1W, Ute Meridian; thence West 209 feet; thence South 209 feet; thence East 209 feet; thence North 209 feet to the beginning, except the North 15 feet thereof, City of	\$10,232.19

	Grand Junction.	
2945-031-71-001	Lot 1, DJ Hall Subdivision, City of Grand Junction.	\$10,232.19
2945-031-71-002	Lot 2, DJ Hall Subdivision, City of Grand Junction	\$10,232.19
2945-031-00-181	Beginning S89°42'25"E 170 feet and South 244.85 feet of the NW corner of the SE1/4NE1/4 Section 3, T1S, R1W, Ute Meridian; thence N86°30'W 111 feet; thence S43°14'03"W 111.93 feet; thence S00°30'30"W 132.07 feet; thence S65°42'30"E 67.40 feet; thence South 17.5 feet to Galley Lane; thence S89°42'25"E 130 feet; thence North 250 feet to the beginning, City of Grand Junction.	\$10,232.19
2945-031-37-003	Lot 3, Galley Minor Subdivision, City of Grand Junction	\$10,232.19

Dated at Grand Junction, Colorado, this 2<sup>nd</sup> day of July, 2008.

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

By: /s/ Stephanie Tuin  
City Clerk