

Grand Junction, Colorado
July 16, 1958

ROLL CALL.

The City Council of the City of Grand Junction met in regular session on July 16, 1958. Councilmen present and answering roll call were Emerson, Orr, Harper, Colescott, Strnad, Wright and President Shults. Also present were City Manager Cheever, City Attorney Ashby and City Clerk Tomlinson.

MINUTES.

It was moved by Councilman Emerson and seconded by Councilman Harper that the minutes of the regular meeting held July 2nd be approved as written. Motion carried.

IMPRMT DIST. #55.

Petitions for the following improvements were presented:

COST OF PAVEMENT, IMPROVEMENT DISTRICT NO. 55 - EACH PETITION

	<u>Taxable Frontage</u>	<u>Maximum Price Per Front Ft.</u>	<u>Maximum Cost</u>	<u>Percent Signed</u>
Sidewalk North side of Orchard between 5th & 7th Street and South side Orchard 7th St. - West to alley	983.35 ft.	\$1.50	1,475.03	43.19%
Glenwood Ave., 15th to 16th St.	982.55 ft.	6.08	3,541.90	51.45%
25th Street, Elm Ave. to Mesa	1,015.46 ft.	3.74	3,797.82	49.84%
Bader Drive, 10th St. - West	594.00 ft.	3.30	1,960.20	100.00%
1st St., North Ave. to Grand East side	2,230.00 ft.	4.82	10,751.97	64.11%
West Side	2,033.55 ft.	8.30	16,878.48	

Linda Lane, Orchard to Bookcliff Walnut Ave., Linda Lane - West Bookcliff, Alley East to Alley West of Linda Lane	3,292.00 ft.	8.24	27,126.08	44.60%
22nd Street, Grand to Gunnison Grand Ave., 22nd to 23rd Street Ouray Ave. from 22nd St. to alley East	2,608.23 ft.	8.24	21,491.82	52.30%
3rd Ave., 9th St. to 11th Street 4th Ave., 9th to 10th Street 10th Street, 3rd Ave. to Winters Ave.	3,480.00 ft.	10.77	37,479.60	54.54%
South Ave., 9th to 10th Street 10th Street, Pitkin to South Ave.	1,304.26 ft.	6.70	8,738.54	28.62%
				If City signs for City owned prop.46.13%
Alley between Grand & Ouray Ave. 14th to 15th Street	651.07 ft.	2.18	1,419.33	61.55%
Alley between 6th & 7th Streets Orchard to Walnut	1,419.44 ft.	2.18	3,094.38	58.14%

Alley between North Ave. & Glenwood from Cannell West	2,358.00 ft.	2.18	5,140.44	35.68%
Alley between Elm & Texas 12th to 14th	1,750.17 ft.	2.18	3,815.37	58.62%
Alley North of North Ave. Houston to College Place	513.60 ft.	2.18	1,119.65	61.63%
19th Street, Grand North	130. ft.	1.98	257.40	65.90%
Grand Ave., 19th St. East	131.00 ft.	1.32	172.92	
	Total		\$148,260.93	

City owned property in Paving Dist. #55	Lots 1 thru 5 incl Blk 153 City of Grand Junction	780.27
	N 20' of Lot 22 Capitol Hill Subdivision	202.13
Maximum cost for City East side 1st Street, North Ave. to Ouray		<u>6,513.64</u>
	City's Total Paving Cost	\$7,496.04

IMPR. DIST. #55

The following Resolution was presented and read:

RESOLUTION

DECLARING THE INTENTION OF THE CITY COUNCIL OF GRAND JUNCTION, COLORADO, TO CREATE WITHIN SAID CITY A LOCAL IMPROVEMENT DISTRICT TO BE KNOWN AS IMPROVEMENT DISTRICT NO. 55 AND AUTHORIZING THE CITY ENGINEER TO PREPARE DETAILS AND SPECIFICATIONS FOR THE SAME.

WHEREAS, there have been presented to the City Council of Grand Junction petitions for the construction of sidewalks, curbs and gutters and paving on streets, alleys and avenues to serve the following property in said City, to-wit:

Concrete sidewalk three (3) feet wide and four (4) inches deep, to be constructed in the following location:

North side of Orchard Avenue between 5th Street and 7th Street

Curbs and gutters and paving thirty (30) feet in width with a six- (6) inch gravel base, to be constructed in the following location:

Glenwood Avenue, 15th to 16th Street

Paving twenty-two (22) feet in width and concrete sidewalk three (3) feet in width and four (4) inches in depth, to be constructed in the following location:

25th Street from Elm Avenue to Mesa Avenue

Paving thirty (30) feet in width with a six (6) inch gravel base, to be constructed in the following location:

Bader Drive - 10th Street - west to alley

Curbs and gutters and paving twenty-five (25) feet in width with a six- (6) inch gravel base, to be constructed on the following location:

West half of 1st Street from North Avenue to Ouray Avenue

Three (3) foot layback with nine (9) foot strip of paving for parking with six- (6) inch gravel base, to be constructed on the following location:

East half of 1st Street from North Avenue to Grand Avenue

Hollywood-type concrete curb, gutter and sidewalk combination and paving thirty (30) feet in width with six- (6) inch gravel base, to be constructed in the following location:

Linda Lane - Orchard to Bookcliff Avenue

Hollywood-type concrete curb, gutter and sidewalk combination and paving thirty-three (33) feet in width with six- (6) inch gravel base, to be constructed in the following locations:

Ouray Avenue from 22nd Street east to alley

22nd Street from Grand to Gunnison Avenue

Walnut Avenue - Linda Lane, west

Bookcliff Avenue - east 125 feet and west 145 feet of Linda Lane

Hollywood-type concrete curb, gutter and sidewalk combination, to be constructed at the following location:

Grand Avenue from 22nd to 23rd Street

Paving forty-six (46) feet in width with twelve (12) inch ballast and three (3) inches of gravel base, including concrete curbs and gutters, to be constructed at the following locations:

3rd Avenue, 9th to east side of 11th Street
4th Avenue, 9th to 10th Street
10th Street, 3rd Avenue to Winters Avenue

Paving thirty-two (32) feet wide with six- (6) inch gravel base, including curbs and gutters, to be constructed in the following locations:

South Avenue from 9th Street to 10th Street
10th Street from Pitkin Avenue to South Avenue

Alley paving sixteen (16) feet in width, to be constructed with a six-(6) inch gravel base and a two (2) inch asphalt mat in the following locations:

Alley between 6th and 7th Streets from Orchard to Walnut Avenue
Alley from 14th Street to 15th Street between Ouray Avenue and Grand
Between North Avenue and Glenwood Avenue from alley east of Seventh
to Cannell Avenue; also, alley east of Seventh from Glenwood to North
Avenue
Alley between Elm and Texas from 12th to 14th Street
Alley north of North Avenue from Houston to College Place

A nine-(9) foot strip of paving on 19th Street east, to be constructed with a six-(6) inch gravel base

AND WHEREAS, the Council has found and determined and hereby finds and determines that said petitions were signed and acknowledged by the owners of more than one-third of the property abutting on said streets, avenues and alleys to be assessed with the cost of the proposed construction of sidewalks, curbs and gutters and paving of streets, alleys and avenues;

AND WHEREAS, the City Council deems it advisable to take the necessary preliminary proceedings for the creation of a special 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 with the cost of the proposed sidewalk three (3) feet wide and four (4) inches deep is described as follows:

Lots 9, 10, 11, 12, 13, 14, 15, 16 and 18, Block 7, Bookcliff Park Addition.

Lot 11, Block 8, Bookcliff Park Addition

A tract of land twenty (20) feet wide lying south of Orchard Avenue and north of Block 22, Capitol Hill Subdivision

2. That the district of lands to be assessed with the cost of the proposed curbs, gutters and thirty (30) foot paving with six-(6) inch gravel base is described as follows:

Lots 9 to 12 inclusive, Block 2, Park Place Heights

Lots 1 to 5 inclusive, Block 3, Park Place Heights

3. That the district of lands to be assessed with the cost of the proposed three (3) foot sidewalks and twenty-two (22) foot paving with six-(6) inch gravel base is described as follows:

Lots 1, 2, 17 and 18 in Block 1, East Elm Avenue Heights

Lots 1, 2, 17 and 18 in Block 2, East Elm Avenue Heights

Lots 1, 2, 11 and 12 in Block 1, Wilcox and Bixby Subdivision

Lots 1, 2, 9 and 11 in Block 4, Wilcox and Bixby Subdivision

4. That the district of lands to be assessed with the cost of the proposed thirty (30) foot paving with six-inch gravel base is described as follows:

That part of Block 5, Capitol Hill Subdivision:

Beginning at a point 125 feet west of and 30 feet north of the Southeast Corner of Lot 5, Capitol Hill Subdivision; thence North 180 feet; thence East 100 feet; thence South 180 feet; thence West to the point of beginning.

Beginning at a point 125 feet west of and 150 feet north of the Southeast Corner of Lot 5, Capitol Hill Subdivision; thence West 205 feet; thence North 60 feet; thence East 205 feet; thence South 60 feet to the point of beginning.

Beginning at a point 125 feet west and 240 feet north of the Southeast Corner of Lot 5, Capitol Hill Subdivision; thence North 60 feet; thence West 189 feet; thence South 60 feet; thence East 189 feet to the point of beginning.

Beginning 25 feet west and 240 feet north of the Southeast Corner of Lot 5, Capitol Hill Subdivision; thence North 75 feet; thence West 100 feet; thence South 75 feet; thence East 100 feet to the point of beginning.

5. That the district of lands to be assessed with the cost of the proposed twenty-two (22) foot paving with six-(6) inch gravel base is described as follows:

First Street Addition -- all that property facing First Street; also, Brown's Addition and Carpenter's Subdivision #1:

Block 11, Lots 1 and 24, City of Grand Junction
Block 12, Lots 1 and 24, City of Grand Junction
Block 33, Lots 1 and 24, City of Grand Junction
Block 34, Lots 1 and 24, City of Grand Junction
Block 55, Lots 1 and 24, City of Grand Junction
Block 56, Lots 1 and 24, City of Grand Junction
Block 77, Lots 1 and 24, City of Grand Junction

6. That the district of lands to be assessed with the cost of the proposed Hollywood-type curb, gutter and sidewalk and thirty (30) foot paving with six-(6) inch gravel base is described as follows:

Block 1, Lots 1 through 18 inclusive, Linda Lane Subdivision
Block 2, Lots 1 through 20 inclusive, Linda Lane Subdivision

7. That the district of lands to be assessed with the cost of the proposed Hollywood-type curb, gutter, sidewalk and thirty-three (33) foot paving with six- (6) inch gravel base is described as follows:

Block 1, Lots 7 through 9 inclusive, Linda Lane Subdivision
Block 2, Lots 8 through 13 inclusive, Linda Lane Subdivision
Block 3, Lots 1 through 4 inclusive, Linda Lane Subdivision
Block 1, Lots 1 to 6 inclusive, Mesa Gardens Subdivision
Block 2, Lots 1 to 4 inclusive, Mesa Gardens Subdivision
Block B, Lots 8 to 12 inclusive, Park Terrace
Block C, Lots 7 to 10 inclusive, Park Terrace

8. That the district of lands to be assessed with the cost of the proposed Hollywood-type curb, gutter and sidewalk only is described as follows:

Lots 1 and 7, Block 1, Mesa Gardens Subdivision

9. That the district of lands to be assessed with the cost of the proposed curbs, gutters and 46 foot wide paving with three (3) inches of base gravel and twelve (12) inches of ballast is described as follows:

60 foot vacated street on 3rd Avenue, Steel Fabricating Co., Milldale Subdivision
Lots 17 to 32 inclusive, Block 13, Milldale Subdivision
Lots 17 to 32 inclusive, Block 14, Milldale Subdivision
Lots 1 to 16 inclusive and Lots 28 to 32 inclusive, Block 17, Milldale Subdivision
Lots 1 to 32 inclusive, Block 18, Milldale Subdivision
Lots 8 to 21 inclusive, Block 21, Milldale Subdivision

Lots 1 to 6 inclusive, Block 4, Benton Canon Subdivision
Lots 1 to 5 inclusive, Block 22, Milldale Subdivision
Lots 28 to 32 inclusive, Block 22, Milldale Subdivision

10. That the district of lands to be assessed with the cost of the proposed curbs, gutters and thirty-two (32) foot paving with six-(6) inches of base gravel is described as follows:

Lots 12 through 32 inclusive, Block 152, City of Grand Junction
Lots 1 through 5 inclusive, Block 153, City of Grand Junction
Lots 28 through 32 inclusive, Block 153, City of Grand Junction
Lots 1 through 16 inclusive, Block 157, City of Grand Junction

11. That the district of lands to be assessed with the cost of the proposed strip street paving with six-(6) inch gravel base is described as follows:

Lot 15, Block 1, Parkland Subdivision
Lot 16, Block 1, Parkland Subdivision

12. That the district of lands to be assessed with the cost of the proposed sixteen (16) foot alley paving with a six-(6) inch gravel base is described as follows:

Lots 1 to 32, Block 2, Craig's Subdivision
Lots 1 to 18, Block 4, Rose Park Subdivision
Lots 1 to 26, Block 4, Dundee Place
Lots 1 to 20, Block 8, Bookcliff Park Addition
All of Block 2, Prospect Park Addition
Lots 14 to 23, Block 4, McMullin-Gormley Subdivision
Lots 1 to 10, Block 5, McMullin-Gormley Subdivision

That the City Engineer be, and he is hereby, authorized and directed to have prepared and filed full details, plans and specifications for such sidewalk, curb and gutter construction and streets, alleys and avenues paving; an estimate of the total costs thereof, exclusive of the percentum for cost of collection and other incidentals, and of interest to the time the first installment becomes due; and a map of the district to be assessed, from which the approximate share of said total cost that will be assessed upon each piece of real estate in the district may be readily ascertained, all as required by Ordinance No. 178, as amended, of the City of Grand Junction, Colorado.

Adopted and approved this 16th day of July, A. D., 1958.

Harold H. Shults
President of the City Council

ATTEST:

City Clerk

It was moved by Councilman Orr and seconded by Councilman Strnad that the Resolution be passed and adopted as read. Roll was called on the motion with all members of the Council voting "AYE." The President declared the motion carried.

DETAILS, PLANS, SPECIFICATIONS, ETC.

Details, plans and specifications for the construction of Improvement District No. 55 were presented by the City Engineer. The following Resolution was presented and read:

RESOLUTION

ADOPTING DETAILS, PLANS AND SPECIFICATIONS FOR CONSTRUCTING SIDEWALKS, CURBS AND GUTTERS AND PAVING STREETS, ALLEYS, AND AVENUES IN THE CITY OF GRAND JUNCTION, COLORADO, IN IMPROVEMENT DISTRICT NO. 55, DETERMINING THE NUMBER OF INSTALLMENTS AND THE TIME IN WHICH THE COST OF SAID IMPROVEMENTS SHALL BE PAYABLE, THE RATE OF INTEREST ON UNPAID INSTALLMENTS AND THE DISTRICT OF LANDS TO BE ASSESSED WITH THE COST OF THE PROPOSED IMPROVEMENTS, AND AUTHORIZING NOTICE OF INTENTION TO CREATE SAID DISTRICT AND OF A HEARING THEREON.

WHEREAS, on the 16th day of July, 1958, the City Council of the City of Grand Junction, Colorado, by a Resolution authorized the City Engineer to prepare and file full details, plans and specifications for constructing sidewalks, curbs and gutters and paving streets, alleys and avenues in said City within proposed Improvement District No. 55, together with an estimate of the total cost of such improvements and a map of the District to be assessed; and,

WHEREAS, said City Engineer has fully and strictly complied with the directions so given, and has filed such details, plans and specifications, estimate and map, all in accordance with said Resolution, and the requirements of Ordinance No. 178, as amended, of said City;

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

1. That said details, plans, specifications, estimates and map be, and the same are hereby, approved and adopted.

2. That the district of lands to be assessed with the cost of the proposed sidewalk 3 feet wide and 4 inches deep is described as follows:

Lots 9, 10, 11, 12, 13, 14, 15, 16 and 18, Block 7, Bookcliff Park Addition

Lot 11, Block 8, Bookcliff Park Addition

A tract of land twenty (20) feet wide lying south of Orchard Avenue and north of Block 22, Capitol Hill Subdivision

3. That the district of lands to be assessed with the cost of the proposed curbs, gutters and 30-foot paving with 6-inch gravel base is described as follows:

Lots 9 to 12 inclusive, Block 2, Park Place Heights

Lots 1 to 5 inclusive, Block 3, Park Place Heights

4. That the district of lands to be assessed with the cost of the proposed 3-foot sidewalks and 22-foot paving with 6-inch gravel base is described as follows:

Lots 1, 2, 17 and 18 in Block 1, East Elm Avenue Heights

Lots 1, 2, 17 and 18 in Block 2, East Elm Avenue Heights

Lots 1, 2, 11 and 12 in Block 1, Wilcox and Bixby Subdivision

Lots 1, 2, 9 and 11 in Block 4, Wilcox and Bixby Subdivision

5. That the district of lands to be assessed with the cost of the proposed 30-foot paving with 6-inch gravel base is described as follows:

That part of Block 5, Capitol Hill Subdivision:

Beginning at a point 125 feet west of and 30 feet north of the Southeast Corner of Lot 5, Capitol Hill Subdivision; thence North 180 feet; thence East 100 feet; thence South 180 feet; thence West to the point of beginning.

Beginning at a point 125 feet west of and 150 feet north of the Southeast Corner of Lot 5, Capitol Hill Subdivision; thence West 205 feet; thence North 60 feet; thence East 205 feet; thence South 60 feet to the point of beginning.

Beginning at a point 125 feet west and 240 feet north of the Southeast Corner of Lot 5, Capitol Hill Subdivision; thence North 60 feet; thence West 189 feet; thence South 60 feet; thence East 189 feet to the point of beginning.

Beginning 25 feet west and 240 feet north of the Southeast Corner of Lot 5, Capitol Hill Subdivision; thence North 75 feet; thence West 100 feet; thence South 75 feet; thence East 100 feet to the point of beginning.

6. That the district of lands to be assessed with the cost of the proposed 22-foot paving with 6-inch gravel base is described as follows:

First Street Addition--all that property facing First Street; also, Brown's Addition and Carpenter's Subdivision #1.

Block 11, Lots 1 and 24, City of Grand Junction
Block 12, Lots 1 and 24, City of Grand Junction
Block 33, Lots 1 and 24, City of Grand Junction
Block 34, Lots 1 and 24, City of Grand Junction
Block 55, Lots 1 and 24, City of Grand Junction
Block 56, Lots 1 and 24, City of Grand Junction
Block 77, Lots 1 and 24, City of Grand Junction

7. That the district of lands to be assessed with the cost of the proposed Hollywood-type curb, gutter and sidewalk and 30-foot paving with 6-inch gravel base is described as follows:

Block 1, Lots 1 through 18 inclusive, Linda Lane Subdivision
Block 2, Lots 1 through 20 inclusive, Linda Lane Subdivision

8. That the district of lands to be assessed with the cost of the proposed Hollywood-type curb, gutter, sidewalk and 33-foot paving with 6-inch gravel base is described as follows:

Block 1, Lots 7 through 9 inclusive, Linda Lane Subdivision
Block 2, Lots 8 through 13 inclusive, Linda Lane Subdivision
Block 3, Lots 1 through 4 inclusive, Linda Lane Subdivision
Block 1, Lots 1 to 6 inclusive, Mesa Gardens Subdivision
Block 2, Lots 1 to 4 inclusive, Mesa Gardens Subdivision
Block B, Lots 8 to 12 inclusive, Park Terrace
Block C, Lots 7 to 10 inclusive, Park Terrace

9. That the district of lands to be assessed with the cost of the proposed Hollywood-type curb, gutter and sidewalk only is described as follows:

Lots 1 and 7, Block 1, Mesa Gardens Subdivision

10. That the district of lands to be assessed with the cost of the proposed curbs, gutters and 46-foot wide paving with 3 inches of base gravel and 12 inches of ballast is described as follows:

60 foot vacated street on 3rd Avenue, Steel Fabricating Co., Milldale Subdivision
Lots 17 to 32 inclusive, Block 13, Milldale Subdivision
Lots 17 to 32 inclusive, Block 14, Milldale Subdivision
Lots 1 to 16 inclusive and Lots 28 to 32 inclusive, Block 17, Milldale Subdivision

Lots 1 to 32 inclusive, Block 18, Milldale Subdivision
Lots 8 to 21 inclusive, Block 21, Milldale Subdivision
Lots 1 to 6 inclusive, Block 4, Benton Canon Subdivision
Lots 1 to 5 inclusive, Block 22, Milldale Subdivision
Lots 28 to 32 inclusive, Block 22, Milldale Subdivision

11. That the district of lands to be assessed with the cost of the proposed curbs, gutters and 32-foot paving with 6 inches of base gravel is described as follows:

Lots 12 through 32 inclusive, Block 152, City of Grand Junction
Lots 1 through 5 inclusive, Block 153, City of Grand Junction
Lots 28 through 32 inclusive, Block 153, City of Grand Junction
Lots 1 through 16 inclusive, Block 157, City of Grand Junction

12. That the district of lands to be assessed with the cost of the proposed strip street paving with 6-inch gravel base is described as follows:

Lot 15, Block 1, Parkland Subdivision
Lot 16, Block 1, Parkland Subdivision

13. That the district of lands to be assessed with the cost of the proposed 16-foot alley paving with a 6-inch gravel base is described as follows:

Lots 1 to 32, Block 2, Craig's Subdivision
Lots 1 to 18, Block 4, Rose Park Subdivision
Lots 1 to 26, Block 4, Dundee Place
Lots 1 to 20, Block 8, Bookcliff Park Addition
All of Block 2, Prospect Park Addition
Lots 14 to 23, Block 4, McMullin-Gormley Subdivision
Lots 1 to 10, Block 5, McMullin-Gormley Subdivision

14. That a concrete sidewalk 3 feet wide and 4 inches deep is to be constructed in the following location:

North side of Orchard Avenue between 5th Street and 7th Street
South side of Orchard Avenue - 7th Street West to alley line.

15. That curbs and gutters and paving 30 feet in width with a 6-inch gravel base are to be constructed in the following location:

Glenwood Avenue, 15th to 16th Street

16. That paving 22 feet in width and a concrete sidewalk 3 feet in width and 4 inches in depth are to be constructed in the following location:

25th Street from Elm Avenue to Mesa Avenue

17. That paving 30 feet in width with a 6-inch gravel base is to be constructed in the following location:

Bader Drive - 10th Street - west to alley

18. That curbs and gutters and paving 25 feet in width with a 6-inch gravel base are to be constructed on the following location:

West half of 1st Street from North Avenue to Ouray Avenue

19. That a 3-foot layback with a 9 foot strip of paving for parking with a 6-inch gravel base is to be constructed on the following location:

East half of 1st Street from North Avenue to Grand Avenue

20. That a Hollywood-type concrete curb, gutter and sidewalk combination and paving 30 feet in width with a 6-inch gravel base are to be constructed in the following location:

Linda Lane - Orchard to Bookcliff Avenue

21. That a Hollywood-type concrete curb, gutter and sidewalk combination and paving 33 feet in width with a 6-inch gravel base are to be constructed in the following locations:

Ouray Avenue from 22nd Street east to alley
22nd Street from Grand to Gunnison Avenue
Walnut Avenue - Linda Lane, west
Bookcliff Avenue - east 125 feet and west 145 feet of Linda Lane

22. That a Hollywood-type concrete curb, gutter and sidewalk combination is to be constructed at the following location:

Grand Avenue from 22nd to 23rd Street

23. That paving 46 feet in width with 12-inch ballast and 3 inches of gravel base, including concrete curbs and gutters, is to be constructed at the following locations:

3rd Avenue, 9th to east side of 11th Street
4th Avenue, 9th to 10th Street
10th Street, 3rd Avenue to Winters Avenue

24. That paving 32 feet wide with a 6-inch gravel base, including curbs and gutters is to be constructed in the following locations:

South Avenue from 9th Street to 10th Street
10th Street from Pitkin Avenue to South Avenue

25. That an alley paving 16 feet in width is to be constructed with a 6-inch gravel base and a 2-inch asphalt mat in the following locations:

Alley between 6th and 7th Streets from Orchard to Walnut Avenue
Alley from 14th Street to 15th Street between Ouray Avenue and Grand Avenue
Between North Avenue and Glenwood Avenue from alley east of Seventh to Cannell Avenue; also, alley east of Seventh from Glenwood to North Avenue
Alley between Elm and Texas from 12th to 14th Street
Alley north of North Avenue from Houston to College Place

26. That a 9-foot strip of paving on 19th Street from Grand north and a 6-foot strip of paving on Grand Avenue from 19th Street east, are to be constructed with a 6-inch gravel base.

27. That the district of lands to be assessed with the cost of the proposed curbs and gutters and the paving of alleys, streets and avenues, shall be divided into five equal zones paralleling the streets and alleys to be improved; and the cost of the improvements shall be apportioned to such zones as follows:

32% of the cost on the first zone,
26% of the cost on the second zone,
20% of the cost on the third zone,
14% of the cost on the fourth zone,
8% of the cost on the fifth zone.

28. That the cost of the said sidewalks shall be assessed upon all the lots or lands in front of which the said sidewalks are constructed upon a pro rata basis per front foot.

29. The assessments to be levied against the property in said District to pay the cost of such improvement shall be due and payable, without demand, within thirty days after the final publication of the ordinance assessing such cost, and if paid during such period, the amount added for collection, incidentals and interest shall be deducted; provided, that all such assessments may, at the election of the owners of property in said District, be paid in ten equal installments the first of which shall be payable at the time the next installment of general taxes are, by the laws of the State of Colorado, made payable, after the expiration of said thirty-day period; and the following annual installments shall be paid on or before the same date each year thereafter, with interest, in all cases, on unpaid principal, payable annually at the rate of six per centum per annum.

30. Notice of intention to create said Improvement District No. 55, and of a hearing thereon, shall be given by advertisement in one issue of The Morning Sun, a

newspaper of general circulation published in said City, which notice shall be in substantially the following form, to-wit:

NOTICE

OF INTENTION TO CREATE IMPROVEMENT DISTRICT NO. 55
IN THE CITY OF GRAND JUNCTION, COLORADO,
AND OF A HEARING THEREON.

Public notice is hereby given 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 Improvement District No. 55 in said City for the purpose of constructing sidewalks, curbs and gutters, and paving on streets, alleys and avenues to serve the property hereinafter described.

That a concrete sidewalk 3 feet wide and 4 inches deep is to be constructed in the following location:

North side of Orchard Avenue between 5th Street and 7th Street

That curbs and gutters and paving 30 feet in width with a 6-inch gravel base are to be constructed in the following location:

Glenwood Avenue, 15th to 16th Street

That paving 22 feet in width and a concrete sidewalk 3 feet in width and 4 inches in depth are to be constructed in the following location:

25th Street from Elm Avenue to Mesa Avenue

That paving 30 feet in width with a 6-inch gravel base is to be constructed in the following location:

Bader Drive - 10th Street - west to alley

That curbs and gutters and paving 25 feet in width with a 6-inch gravel base are to be constructed on the following location:

West half of 1st Street from North Avenue to Ouray Avenue

That a 3-foot layback with a 9-foot strip of paving for parking with a 6-inch gravel base is to be constructed on the following location:

East half of 1st Street from North Avenue to Grand Avenue

That a Hollywood-type concrete curb, gutter and sidewalk combination and paving 30 feet in width with a 6-inch gravel base are to be constructed in the following location:

Linda Lane - Orchard to Bookcliff Avenue

That a Hollywood-type concrete curb, gutter and sidewalk combination and paving 33 feet in width with a 6-inch gravel base are to be constructed in the following locations:

Ouray Avenue from 22nd Street east to alley
22nd Street from Grand to Gunnison Avenue
Walnut Avenue - Linda Lane, West
Bookcliff Avenue - east 125 feet and west 145 feet of Linda Lane

That a Hollywood-type concrete curb, gutter and sidewalk combination is to be constructed at the following location:

Grand Avenue from 22nd to 23rd Street

That paving 46 feet in width with 12-inch ballast and 3 inches of gravel base, including concrete curbs and gutters, is to be constructed at the following locations:

3rd Avenue, 9th to east side of 11th Street
4th Avenue, 9th to 10th Street
10th Street, 3rd Avenue to Winters Avenue

That paving 32 feet wide with a 6-inch gravel base, including curbs and gutters is to be constructed in the following locations:

South Avenue from 9th Street to 10th Street
10th Street from Pitkin Avenue to South Avenue

That an alley paving 16 feet in width is to be constructed with a 6-inch gravel base and a 2-inch asphalt mat in the following locations:

Alley between 6th and 7th Streets from Orchard to Walnut Avenue
Alley from 14th Street to 15th Street between Ouray Avenue and Grand Avenue
Between North Avenue and Glenwood Avenue from alley east of Seventh to Cannell Avenue; also, alley east of Seventh from Glenwood to North Avenue
Alley between Elm and Texas from 12th to 14th Street
Alley north of North Avenue from Houston to College Place

That a 9-foot strip of paving on 19th Street from Grand North and a 6-foot strip of paving on Grand Avenue from 19th Street east, are to be constructed with a 6-inch gravel base.

That the said Improvement District shall include all of the following described real estate:

Portion to be assessed for sidewalk 3 feet wide and 4 inches in depth:

Lots 9, 10, 11, 12, 13, 14, 15, 16 and 18, Block 7, Bookcliff Park Addition
Lot 11, Block 8, Bookcliff Park Addition
A tract of land 20 feet wide lying south of Orchard Avenue and north of Block 22,
Capitol Hill Subdivision

Portion to be assessed for curbs, gutters and 30 foot paving with 6-inch gravel base:

Lots 9 to 12 inclusive, Block 2, Park Place Heights
Lots 1 to 5 inclusive, Block 3, Park Place Heights

Portion to be assessed for 3 foot sidewalks and 22-foot paving with 6-inch gravel base:

Lots 1, 2, 17 and 18 in Block 1, East Elm Avenue Heights
Lots 1, 2, 17 and 18 in Block 2, East Elm Avenue Heights
Lots 1, 2, 11 and 12 in Block 1, Wilcox and Bixby Subdivision
Lots 1, 2, 9 and 11 in Block 4, Wilcox and Bixby Subdivision

Portion to be assessed for 30-foot paving with 6-inch gravel base:

That part of Block 5, Capitol Hill Subdivision:

Beginning at a point 125 feet west of and 30 feet north of the Southeast Corner of Lot 5, Capitol Hill Subdivision; thence North 180 feet; thence East 100 feet; thence South 180 feet; thence West to the point of beginning.

Beginning at a point 125 feet west of and 150 feet north of the Southeast Corner of Lot 5, Capitol Hill Subdivision; thence West 205 feet; thence North 60 feet; thence East 205 feet; thence South 60 feet to the point of beginning.

Beginning at a point 125 feet west of and 240 feet north of the Southeast Corner of Lot 5, Capitol Hill Subdivision; thence North 60 feet; thence West 189 feet; thence South 60 feet; thence East 189 feet to the point of beginning.

Beginning 25 feet west and 240 feet north of the Southeast Corner of Lot 5, Capitol Hill Subdivision; thence North 75 feet, thence West 100 feet; thence South 75 feet; thence East 100 feet to the point of beginning.

Portion to be assessed for 22-foot paving with 6-inch gravel base:

First Street Addition -- all that property facing First Street; also, Brown's Addition and Carpenter's Subdivision #1.

Block 11, Lots 1 and 24, City of Grand Junction
Block 12, Lots 1 and 24, City of Grand Junction
Block 33, Lots 1 and 24, City of Grand Junction
Block 34, Lots 1 and 24, City of Grand Junction
Block 55, Lots 1 and 24, City of Grand Junction
Block 56, Lots 1 and 24, City of Grand Junction
Block 77, Lots 1 and 24, City of Grand Junction

Portion to be assessed for Hollywood-type curb, gutter, sidewalk and 30-foot paving with 6-inch gravel base:

Block 1, Lots 1 through 18 inclusive, Linda Lane Subdivision
Block 2, Lots 1 through 20 inclusive, Linda Lane Subdivision

Portion to be assessed for Hollywood-type curb, gutter, sidewalk and 33-foot paving with 6-inch gravel base:

Block 1, Lots 7 through 9 inclusive, Linda Lane Subdivision
Block 2, Lots 8 through 13 inclusive, Linda Lane Subdivision
Block 3, Lots 1 through 4 inclusive, Linda Lane Subdivision
Block 1, Lots 1 to 6 inclusive, Mesa Gardens Subdivision
Block 2, Lots 1 to 4 inclusive, Mesa Gardens Subdivision
Block B, Lots 8 to 12 inclusive, Park Terrace
Block C, Lots 7 to 10 inclusive, Park Terrace

Portion to be assessed for Hollywood-type curb, gutter and sidewalk only:

Lots 1 and 7, Block 1, Mesa Gardens Subdivision

Portion to be assessed for curbs, gutters, and 46-foot wide paving with 3 inches of base gravel and 12 inches of ballast:

60 foot vacated street on 3rd Avenue, Steel Fabricating Co., Milldale Subdivision
Lots 17 to 32 inclusive, Block 13, Milldale Subdivision
Lots 17 to 32 inclusive, Block 14, Milldale Subdivision
Lots 1 to 16 inclusive and Lots 28 to 32 inclusive, Block 17, Milldale Subdivision
Lots 1 to 32 inclusive, Block 18, Milldale Subdivision
Lots 8 to 21 inclusive, Block 21, Milldale Subdivision
Lots 1 to 6 inclusive, Block 4, Benton Canon Subdivision
Lots 1 to 5 inclusive, Block 22, Milldale Subdivision
Lots 28 to 32 inclusive, Block 22, Milldale Subdivision

Portion to be assessed for curbs, gutters, and 32-foot paving with 6 inches of base gravel:

Lots 12 through 32 inclusive, Block 152, City of Grand Junction
Lots 1 through 5 inclusive, Block 153, City of Grand Junction
Lots 28 through 32 inclusive, Block 153, City of Grand Junction
Lots 1 through 16 inclusive, Block 157, City of Grand Junction

Portion to be assessed for strip street paving with 6-inch gravel base:

Lot 15, Block 1, Parkland Subdivision
Lot 16, Block 1, Parkland Subdivision

Portion to be assessed for 16-foot alley paving with a 6-inch gravel base:

Lots 1 to 32, Block 2, Craig's Subdivision
Lots 1 to 18, Block 4, Rose Park Subdivision
Lots 1 to 26, Block 4, Dundee Place
Lots 1 to 20, Block 8, Bookcliff Park Addition
All of Block 2, Prospect Park Addition
Lots 14 to 23, Block 4, McMullin-Gormley Subdivision
Lots 1 to 10, Block 5, McMullin-Gormley Subdivision

The probable total cost of said improvements as shown by the estimate of the City Engineer is \$148,260.93, exclusive of costs of collection, interest and incidentals. The estimated total cost does not include the cost of copper water service lines.

The maximum share of such total cost shall be as follows:

For a concrete sidewalk three (3) feet wide, \$0.50 per square foot or \$1.50 per front foot.

For curbs, gutters and thirty- (30) foot paving with six- (6) inch gravel base, \$6.08 per front foot.

For three (3) foot sidewalk with twenty-two- (22) foot paving and six (6) inch gravel base, \$3.74 per front foot.

For paving thirty (30) feet in width with a six (6) inch gravel base, \$3.30 per front foot.

For curbs, gutters, or layback with twenty-two-(22) foot paving and six-(6) inch gravel base, \$8.30 per front foot.

For layback gutter with ten (10) foot paving and six- (6) inch gravel base, \$4.82 per front foot.

For Hollywood-type curb, gutter, sidewalk and thirty- (30) foot paving with six- (6) inch gravel base, \$8.24 per front foot.

For Hollywood-type concrete curb, gutter and sidewalk and thirty-three-(33) foot paving with six- (6) inch gravel base, \$8.24 per lineal foot.

For Hollywood-type curbs, gutter and sidewalk with six (6) inches of gravel base, \$3.74 per front foot.

For curbs, gutters and forty-six- (46) foot paving with three - (3) inch gravel base and twelve (12) inch ballast, \$10.77 per front foot.

For alley paving, \$2.18 per front foot.

In case of the construction, repair or extension of copper water service pipe connections, the whole cost thereof shall be assessed to the lots to which connections are made, in addition to the maximum share listed above.

The said District shall be divided into five equal zones paralleling the streets and alleys to be improved, and the cost of the improvement shall be apportioned to such zones as follows:

32% of the cost on the first zone
26% of the cost on the second zone
20% of the cost on the third zone
14% of the cost on the fourth zone
8% of the cost on the fifth zone

To all of said estimated cost there shall be added 6 per cent for costs of collection and incidentals, and also interest at the rate borne by the special assessment bonds of said district to the next succeeding date upon which general taxes, or the first installment thereof, are by the laws of the State of Colorado made payable. The said assessment shall be due and payable, without demand, within 30 days after the final publication of the ordinance assessing such cost, and if paid during such period, the amount added for collection, incidentals and interest shall be deducted; provided that all such assessments may, at the election of the owners of property in said district, be paid in ten equal annual installments which 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. Interest at the rate of 6 per cent per annum shall be charged on unpaid installments.

On the 20th day of August, A. D. 1958, at the hour of 7:30 P.M. in the Council Chambers in the City Hall of the said City, the Council will consider the ordering of the proposed improvements and will hear all complaints and objections that may be made

in writing concerning 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 approximate share of the total estimated cost to be assessed upon each piece of real estate in the district may be readily ascertained, and all proceedings of the Council in the premises 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 16th day of July, A. D. 1958.

Harold H. Shults
President of the Council

ATTEST:

City Clerk

It was moved by Councilman Wright and seconded by Councilman Harper that the Resolution be passed and adopted as read. Roll was called on the motion with all members of the Council voting "AYE." The President declared the motion carried.

DENY ZONING CHANGE OVERHILL CORP. (Jaros Property)

All members of the City Council being present, the President called for the hearing on the changing of zoning of Lot 16, in Grandview Subdivision, located between 12th and 13th Streets and Mesa and Orchard Avenues from Residence "A", Residence "B" and Business "A" districts to Business "A" district to continue.

Mr. Thomas K. Younge, Attorney, represented the Overhill Corporation which has purchased the tract of land to be rezoned and Mr. James K. Groves, Attorney, represented those opposing the rezoning.

Mr. Younge presented a resume of events which had taken place, prior to this meeting, in connection with the rezoning of the property, and mentioned the reasons given by the adjoining property owners for opposing the change of zoning to Business "A" district, and reasons his client is asking for the change of zoning.

Mr. Cadman spoke concerning his Company's plans for building a shopping center.

Mr. Groves then again presented his clients' reasons for wishing to have the zoning remain unchanged.

Councilman Emerson stated that he had voted against the changing of zoning of this plot of ground in the past, but thought the proposed plans of the Overhill Corporation were better than anything that had been proposed prior to this time. He suggested that 13th Street be vacated and that the Overhill Corporation put a sufficient sum in escrow to guarantee that the right of way for 13th be put into a parkway with trees and grass planted. Fifteen feet more on the west side of 13th Street would have to be provided by Overhill Corporation so that a cul-de-sac at Hall Avenue could be built. He also suggested that a chain link fence be put up along the west end of the property.

After consultation on this new proposal, Attorney Younge stated that his client would be willing to put \$12,000 in escrow to provide this sort of parkway. Attorney Groves stated that his clients would not approve such a plan and still did not wish to have the property rezoned.

A map certified by Richard Williams, Mesa County Abstract Company, and substantiated by petitions, showed that the owners of 16 tracts of land within a 100 foot radius were in favor of changing the zoning, 13 were opposed to the change and 6 were neutral. A petition signed by approximately 250 residents in the area of the northeast part of Grand Junction showed they were in favor of the shopping center construction and about 40 signed petitions opposing it.

Councilman Strnad stated that he thought that in the past the City Council had been promoted. They had zoned 12th and North for business with the idea that a shopping area would be built there, but no improvements have materialized. Other similar instances were cited. He stated that he felt that there had been no assurance given in this instance that a certain type of building would be built.

Discussion then took place between Mr. Strnad, Gene Allen, Planning Director, and Mr. Cadman as to the procedure in presenting the original petition before the Planning Commission.

Councilmen Emerson and Orr both stated that they felt the Planning Commission should be a guide, but that the Council did not necessarily have to agree with them automatically.

Matters of a new zoning ordinance were discussed in which business uses would be more clearly defined. This ordinance will not be prepared for some time.

Councilman Harper stated that in view of the feeling of the people in the neighborhood around Mesa and 13th Street that he did not feel he could vote for this change of zoning.

It was moved by Councilman Strnad and seconded by Councilman Harper that the Council do not allow the zoning on Lot 16 in Grandview Subdivision to be changed to Business "A" district. Roll was called on the motion with the following result:

Councilmen voting "AYE:" Harper and Strnad
Councilmen voting "NAY:" Emerson, Orr, Colescott, Wright and President Shults

A majority of the Council voting "NAY," the motion was declared carried.

City Attorney Ashby asked if a negative motion was agreeable to Attorneys Younge and Groves and was informed that they would accept such, as the ruling of the Council.

TABLE WATER TAP REQUEST

The Regional Planning Commission reported that they had considered the application of Mr. W. E. Clark for a two inch water tap on Orchard Mesa to serve lots 1, 2, 3, 4, 5, 6, 10, 20, 21 and 40 in Montgomery Addition. They recommended the granting of the tap and permits for water for lots 1, 2, 3, 4, 5, 6 and 10 and that permits be withheld on lots 20, 21 and 40 until right of way matters have been settled in this area. City Manager Cheever stated that he had not contacted Mr. Burton on this matter and would prefer to have his recommendation before the tap is granted. It was moved by Councilman Strnad and seconded by Councilman Orr that the matter be tabled until the next meeting of the Council. Motion carried.

BEER LICENSE CITY MARKET-9TH & NORTH AVE. RENEWED

City Market at 9th and North Avenue requested the renewal of their 3.2 beer license. It was moved by Councilman Wright and seconded by Councilman Emerson that the application be approved and license granted when the state license has been received. Motion carried.

Instr # Vacating

ORD. 1047 - VACATING ALLEY - BENTON CANON SUBDIV.-S&M SUPPLY

The Proof of Publication to the proposed ordinance entitled AN ORDINANCE VACATING AN ALLEY IN BENTON CANON'S FIRST SUBDIVISION IN THE CITY OF GRAND JUNCTION, COLORADO was presented and read. It was moved by Councilman Wright and seconded by Councilman Orr that the Proof of Publication be accepted and filed. Motion carried.

It was then moved by Councilman Emerson and seconded by Councilman Strnad that the ordinance be called up for final passage. Motion carried. The ordinance was then read and upon motion of Councilman Strnad and seconded by Councilman Wright was passed, adopted, numbered 1047 and ordered published. Roll was called on the motion with all members of the Council voting "AYE." The President declared the motion carried.

MESA GARDENS PAVING

Mr. Jas. Carter, Mr. John Dunkin and other property owners in the Mesa Gardens area appeared before the Council regarding the paving of Gunnison Avenue between 19th and 22nd Streets. This paving was guaranteed under the bond of Aetna Casualty at the time Mesa Gardens was financed and as the Western States Construction Company has defaulted, the City is looking to the bonding company for the money for the paving; however, the bonding company has filed a declaratory judgment suit as to their liability for any further improvements in this area, and at the present time, there is nothing that the City can do concerning the paving of this street.

CONCESSIONS AT LINCOLN PARK

Councilman Orr reported that he had met with City Manager Cheever and Mr. V. E. (Poge) Fulton concerning the concessions at Lincoln Park. Mr. Fulton would like a three or five year contract for the operation of the concessions. Councilman Harper, who was on the committee to investigate the matter of the Lincoln Park concessions with Councilman Orr, favored the Recreation Commission's operating the concessions.

Several suggestions were made concerning the drawing up of a contract for operating this concession, especially that it should include all of the concessions outside of the auditorium, excepting the Shrine Circus and the Junior High School Band and Orchestra Parents on the day of the band tournament; that the Council should have the right to regulate prices; that Mr. Fulton would have the use of the old City owned facilities but at such time that they would need to be replaced, it would be his responsibility to replace them. Also, that the Council would regulate the type of commodities to be sold.

It was moved by Councilman Wright and seconded by Councilman Strnad that this matter be turned over to the City Manager and City Attorney to draw up a contract to be returned to the Council for their consideration. Motion carried.

HILLTOP HOUSE.

The City Council was tendered an invitation to attend open house at Hilltop house and the new Mesa County Public Health Building on July 20th between 2:00 and 4:00 P.M.

LINCOLN PARK ROAD THROUGH

President Shults called attention to an editorial in the Daily Sentinel criticizing the Council for considering putting a roadway through Lincoln Park from North Avenue at 14th St., and stated that the Council did not know of the plan for such a roadway.

It was moved by Councilman Wright and seconded by Councilman Strnad that the meeting adjourn. Motion carried.

/s/ Helen C. Tomlinson

City Clerk