

Grand Junction, Colorado

June 15, 1977

ROLL CALL

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 p.m. June 15, 1977, in the Council Chambers at City Hall. Council members present and answering roll call: Larry Brown, Robert Holmes, Karl Johnson, Bill O'Dwyer, Jane Quimby, Elvin Tufly, and President of the Council Larry Kozisek. Also present City Manager Jim Wysocki, City Attorney Gerald Ashby, and City Clerk Neva Lockhart.

MINUTES

It was moved by Councilman Tufly and seconded by Councilman Johnson that the minutes of the regular meeting June 1, 1977, be approved as written. Motion carried.

REQUEST FOR EXPANSION OF OPERATION AT SUDS & SOUND, 2825 NORTH AVENUE, DEFERRED TO JULY 6 FOR RESOLUTION OF FINDINGS AND DECISION

Mr. Bruce Troy presented detailed drawings for his proposed expansion at Suds & Sound, 2825 North Avenue and explained the concepts. He noted the additional personnel he will use for the accommodation of patrons inside the building, in the volleyball court, and in the parking lot. Employees are to wear vests to distinguish them from patrons. The parking lot to the back of the building will be oiled to control dust, it will have parking blocks to better accommodate the parking of 64 cars and the area will have better lighting with the addition of the volleyball courts. Mr. Troy feels the lighting and an additional employee will help resolve some of the problems in the parking lot area.

He discussed the litter problem and advised that his employees are cleaning up the surrounding area and across North Avenue in the Woolco-City market parking lot where some of his patrons park. He stated that his 3.2% beer license does not permit him to sell beer to go and he does not sell beer to go. However, since these are his customers, he is happy to pick up the litter in this parking lot.

He pointed out that the volleyball courts will be completely enclosed with a ten foot high solid wood fence so it will not be visible to the public eye. Mr. Troy presented for Council consideration a chart along with 20 letters showing the businesses and residents surrounding him who are in favor of the expansion. Mr. Troy stated that it might be necessary to provide a sound board inside the fence. He proposes to pipe music at a background level to the outside expansion.

Mr. Troy's request for the expansion is primarily recreational. He does not wish to increase the number of occupants inside the

building. He feels he has done a reasonable job controlling the crowd at 300.

The City Attorney advised that if Mr. Troy has 300 inside the building and 60 outside and if 30 of those 60 outside go inside, Mr. Troy would be in violation of the posted occupancy load of 300. Mr. Ashby stated however, this occurs in many buildings with the movement of people. Mr. Warner stated that the door count would be the logical approach to control the occupancy load. Mr. Troy stated this is the method used.

A letter from Patricia Miller, 2845 North Avenue, owner of Shamrock Motel and Trailer Court, and Georgia E. McLaren, 2824 North Avenue, owner of Columbine Motel, was read which opposed the expansion of the operation of Suds & Sound because of the noise of the music from inside the building, noise by the patrons in gang fights, disturbances, auto races, etc., that have resulted from Mr. Troy's activities. This letter was accompanied by a petition signed by 34 residents and businesses in the area.

Ms. Georgia McLaren, 2824 North Avenue, was present and stated that because of the short notice that this item was scheduled on the agenda, she was unable to contact more of the business concerns who are affected at night versus those who close at 5:00 and other residents who are opposed to the expansion of this operation. She noted 80 people in A & W Trailer Court and 26 in Shamrock Trailer Court who are primarily elderly people. She stated that the Country Kitchen owner verbally told her this afternoon he is against the expansion. Ms. McLaren stated her opposition is not a personal vendetta against Mr. Troy. She continued however that she was right when she opposed the granting of a 3.2% beer license at this location initially and she feels she has been proven right more than anyone could possibly believe since that time. She stated that she was the only person who could be available to attend the Council meeting this evening to represent the opposition.

Mr. Tom Boyes, 169 Landsdown Road, spoke for the expansion. He felt this is an excellent opportunity for expansion of athletic activities. He submitted that the noise from the walls in the volleyball courts would be much less than the noise from North Avenue. Mr. Steve Sutherland, 2421 Broadway, supported Mr. Troy's request for expansion and commended Mr. Troy on the operation of the present facility.

Mr. Ed Distel, attorney, representing Mr. Troy submitted that Mr. Troy has a very substantial investment in the real property at Suds & Sound, therefore, he has a very substantial interest in the neighbors surrounding him. Mr. Troy wants to keep them happy. Mr. Distel stated that the stance Mr. Troy took after the last Council meeting was indicative of this. He quoted the letter from Marion Gough, Manager of Hatch's, which stated she "has had less problems with vandalism since Suds & Sound opened than ever before . . . the more constructive things for kids to do the better." He stated

that this town has sadly lacked entertainment for the age bracket that Mr. Troy serves. He felt that Mr. Troy has done everything in his power to answer the concerns this Council had at its last meeting. He noted the ten disturbance calls received by the Police Department since Suds & Sound opened and they all occurred in the parking areas. Mr. Distel submitted that Mr. Troy is making the effort and has stated what he will do to correct these problems.

Census of Council was to defray a decision until July 6, at which time a Resolution of Findings and Decision will be presented.

AUDIT REPORT FOR 1976 RECORDS

Mr. Davis of the firm of Chadwick, Steinkirchner and Moore auditing firm in Grand Junction was present to discuss the audits of the Revenue Sharing Funds, Police and Fire Pension Funds, and the 1976 City records.

It was moved by Councilman Johnson and seconded by Councilman Brown to accept the audit reports. Motion carried.

REQUEST TO WAIVE GATE TAX AT LINCOLN PARK STOCKER STADIUM SATURDAY, JULY 9, FOR DRUMS ALONG THE ROCKIES - DENIED

Mr. Chris Rucker, representing the Grand Junction Jaycees, appeared before Council to request waiver of all or part of the Gate Tax at Lincoln Park Stocker Stadium on Saturday, July 9, for "Drums Along the Rockies." This will be comprised of five competitive drum and bugle corps from across the nation appearing in competition at Stocker Stadium. The benefit funds are to be donated to Save The Lincoln Park Auditorium Committee and other community activities. Mr. Rucker also requested Council to permit the Jaycees to place a booth on Main Street in front of the First National Bank Saturday, June 18, June 25, and July 2, for the purpose of selling tickets.

After discussion, it was moved by Councilman Holmes and seconded by Councilman Tufly to deny the request to waive the 25 cent Gate Tax. Motion carried.

Council deferred to Staff the request for the placing of a booth on Main Street for ticket sales on the above-mentioned dates.

LINCOLN PARK AUDITORIUM COMMITTEE FILING FUNDS REPORT ON RENOVATION OF LINCOLN PARK AUDITORIUM

Mr. Mark Williams, Chairman, and Marge Brock, Treasurer of the Lincoln Park Auditorium Committee, appeared before Council and filed a report on the status of funds collected to date for the renovation of Lincoln Park Auditorium. The total of funds collected for the period ending June 15, 1977, is \$15,098.24.

A representative of Chambliss, Dillon & Associates presented architect's drawings of the proposed renovation. Mr. Bruce Jones

filed a Save The Lincoln Park Auditorium Committee report. He stated that during the time that they have been working on this the statements received were that people would like to see the building remain in its present condition and yet bring it up to code for safety and other reasons. He stated that when the committee saw the architect's drawings, he felt that the committee agreed that this was the best use of funds for the renovation of the auditorium. He particularly commended Marge Brock for her endeavors in the fund raising work.

Council accepted the report of the treasurer and the committee and commended the group.

TRI-STATE TOOL PROPOSAL FOR INDUSTRIAL REVENUE BONDS ACCEPTED -
RESOLUTION APPROVING CONCEPT

City Attorney Ashby stated that this proposal has been in the works for a couple of months, and two things are requested of Council. First, approval of letter addressed to Tri-State Tool from the City Council of what is designated as the proposed acquisition and expansion of the Tri-State Tool Company in Grand Junction. The second is adoption of a Resolution approving the concept.

Present to make the presentation was Mary Lee Garfield, attorney from Washington, D.C., also an officer and director of the H. P. Corporation who was retained by Harold White, Richard Yelick, Charles Berndt, and David Crouse for the purpose of structuring an industrial development bond issue to enable them to purchase certain assets of Tri-State Tool Company and expand it and to make the presentation to the City Council to induce it to issue industrial development bonds for the project. She stated that this bond issue is structured as a municipal bond issue is structured with certain relevant differences. The primary ones are that the City of Grand Junction incurs no liability in the issuance of the bonds or as a result of the issuance of the bonds.

Each bond bears on its face by the terms of the statute under which the Council is empowered to act that it is not an obligation of the City of Grand Junction. The issuance of industrial development bonds has no effect whatsoever on the City's municipal bond ratings. They are an entirely separate type of bond; the industrial development bonds being payable solely from the revenues of the project that is the beneficiary of the bonds. Details about the project were contained in a memorandum previously submitted to Council for its review.

Mr. Ashby advised that the proposed issue is approximately \$950,000.

Mr. Harold White, President of the Tri-State Tool Company, advised that initially there are five people to be employed with four more in the next six months.

Ms. Garfield said Tallmadge, Tallmadge, Wallace & Hahn will give its unqualified opinion that the bonds are legally issued and exempt from Federal Income Tax. An underwriter has not been selected for the public or private offering. A participating underwriter will be a Denver firm but whether it will be totally underwritten in Colorado is not known at this time.

All of the documents relevant to the issue will be prepared by Tallmadge, Tallmadge, Wallace & Hahn. The selected Trustee in Grand Junction is the U.S. Bank. The City will assign title to the Trustee and at that point the City has no more to do with it. It becomes the Trustee's responsibility to handle the disbursement of the funds and the collection of the payments. In the event of default the City still has nothing to do with it because it is the Trustee's responsibility on behalf of the bondholders to oust the present tenant and find a new tenant or go through a foreclosure and sale to the highest bidder.

It was moved by Councilman Johnson and seconded by Councilwoman Quimby to approve the letter setting up the proposal to Tri-State Tool Company and authorize the President of the Council to sign the letter. Motion carried with Councilman Holmes voting NO.

The following Resolution was read:

RESOLUTION

RESOLUTION OF THE CITY COUNCIL OF GRAND JUNCTION, COLORADO, AGREEING TO THE ISSUANCE OF REVENUE BONDS PURSUANT TO THE COUNTY AND MUNICIPALITY DEVELOPMENT REVENUE BOND ACT FOR THE PURPOSE OF ACQUIRING BY PURCHASE OF PROPERTY AND CONSTRUCTION OF FACILITIES CONSTITUTING A PROJECT FOR LEASE AND SALE TO TRI-STATE TOOL CO., INC.

WHEREAS, the General Assembly of the State of Colorado, pursuant to the County and Municipality Development Revenue Bond Act, being Article 3 of Title 29 of the Colorado Revised Statutes 1973, as amended (the "Act"), has authorized municipalities to acquire, own, lease, improve and dispose of properties to the end that such municipalities may be able to promote industry and develop trade or other economic activity by inducing business, industrial and commercial enterprises to locate or expand in the State of Colorado, to mitigate the serious threat of extensive unemployment in parts of the State, to secure and maintain a balanced and stable economy in all parts of the State, and to the end that more adequate facilities for business, industrial and commercial enterprises, including those distributing and selling the products of industry and commerce may be provided, all of which promote the public health, welfare, safety, convenience and prosperity; and

WHEREAS, the General Assembly of the State of Colorado by the Act has determined to vest municipalities with all powers that may be necessary to enable them to accomplish such purposes, which powers shall in all respects be exercised for the benefit of the

inhabitants of the State for the promotion of their safety, welfare, convenience and prosperity; and

WHEREAS, the City of Grand Junction, Colorado, (the "Issuer") is authorized by the Act to acquire, whether by construction, purchase, gift, devise, lease or sublease; to improve and equip and to finance, sell, lease or otherwise dispose of, one or more "projects" or part thereof, as such term is defined in the Act; issue revenue bonds for the purpose of defraying the cost of financing, acquiring, improving, and equipping any project; to enter into financing agreements with others for the purpose of providing revenues to pay such revenue bonds; to lease, sell or otherwise dispose of any project to others for such revenues and upon such terms and conditions as the City Council of the Issuer may deem advisable; and to grant options to renew any lease or other agreement with respect to a project and to grant options to buy such project at such price as the City Council of the Issuer deems desirable; and

WHEREAS, Tri State Tool Company, Inc. (the "Company") has applied to the Issuer to assist the Company in the financing, acquisition and construction of certain commercial facilities (the "Project") constituting a "Project" under the Act, and has requested the Issuer to assist in the financing, acquisition and construction thereof by the issuance of revenue bonds of the Issuer under the Act, secured by revenues derived from the lease, sale or other disposition of the Project; and

WHEREAS, the Issuer desires to encourage the Company to undertake the Project in order to provide for the benefit of the inhabitants of the State, their health, safety, welfare, convenience and prosperity and to promote the public health, welfare and prosperity; and

WHEREAS, the availability of financial assistance will be an inducement to the Company to proceed with the Project which is to be leased to the Company;

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

1. The Issuer, through its City Council, shall communicate to the Company the need for the Project and shall urge the acquisition and construction of the Project.

2. The Project will consist of land, buildings, or other improvements and all real or personal properties, and any undivided or other interest in any of the foregoing, except inventories, raw materials, and other working capital, whether or not in existence, suitable or used for or in connection with the sale and distribution of parts, repair and servicing of heavy commercial equipment within the City of Grand Junction, Colorado, by the Company, and which is intended to include, without limiting the generality of the foregoing, the acquisition of the assets of

Tri-State Tool Company, Inc. consisting of certain real property together with machinery and equipment for servicing of certain vehicles and the machinery and equipment required to operate same, and other ancillary facilities, and the acquisition of certain improvements on the real property and certain new machinery and other improvements and equipment necessary for the foregoing, all such facilities and equipment constituting the Project to be available for use by, and shall be used by, the general public without limitation or restriction.

3. In order to assist the Company and effectuate the purposes of the Act, the Issuer offers to acquire any necessary property rights for the Project, and to construct and place in operation thereon the facilities and equipment constituting the Project, such acquisition and construction to be financed by the issuance of revenue bonds of the Issuer pursuant to the Act and to lease the Project to the Company pursuant to a financing agreement under the Act. The City Council and all officers and employees of the Issuer, shall offer their full assistance and cooperation in every possible way to the Company with respect to the foregoing.

4. The Issuer will issue its revenue bonds pursuant to the Act for the purpose of defraying the cost of financing, acquiring, improving and equipping the Project in an amount initially not to exceed \$950,000. The Issuer hereby authorizes the Company to discuss terms and other conditions of such revenue bond issue with prospective purchasers thereof. Such revenue bonds shall be special, limited obligations of the Issuer, payable solely out of the revenues derived from the financing, sale or leasing of the Project to the Company or to others or by the guaranty of the revenue bonds by the Company.

5. The revenue bonds shall be authorized by subsequent ordinance of the City Council and shall be subject to such maximum net effective interest rate, shall be in such denominations, bear such date or dates, mature at such time or times not exceeding forty years from their date, bear such interest at a rate or rates, be in such form, carry such registration privileges, be executed in such manner, be payable at such place or places within or without the state, and be subject to such terms of redemption and shall be otherwise as authorized by such subsequent ordinance of the City Council.

6. The revenue bonds shall be sold in accordance with the Act, at such price or prices and on such terms and conditions as shall be set forth in a subsequent resolution of the City Council and determined to be in the best interests of the Issuer.

7. In the event that, for any reason, the financing herein authorized is not consummated and the bonds are not sold, issued or delivered, the Issuer shall incur no liability whatsoever by the adoption of this resolution.

8. The firm of Tallmadge, Tallmadge, Wallace & Hahn is retained as

Bond Counsel with respect to the issuance of such revenue bonds. The fees and expenses for this service shall be borne by the Company or shall be paid out of the proceeds of such revenue bonds, and said firm shall prepare and submit the drafts of the necessary documentation for the issuance of the revenue bonds to the City Council and the City Attorney.

9. The Company is authorized to commence the acquisition, construction and equipping of the Project and advance such funds as may be necessary to accomplish the purposes referred to herein, subject to reimbursement for all costs and expenditures out of the proceeds of the revenue bonds herein authorized.

10. The President of the City Council of the Issuer is hereby authorized and directed to distribute copies of this Resolution to the Company and to do such further things or perform such further acts as may be necessary or convenient to implement the provisions of this Resolution and take such other actions to induce the Company to undertake the Project.

PASSED and ADOPTED this 15 day of June, 1977.

President of the Council

Attest:

City Clerk

It was moved by Councilman Tufly and seconded by Councilman O'Dwyer that the Resolution be passed and adopted as read. Upon roll call the following members of Council voted AYE: JOHNSON, TUFLY, O'DWYER, BROWN, QUIMBY, KOZISEK. Council members voting NO: HOLMES. A majority having voted in favor of the motion, the President declared the motion carried and the Resolution duly passed and adopted.

APPLICATION FOR THE RENEWAL OF 3.2 BEER LICENSE

Submitted for consideration were the applications by the following businesses to renew their 3.2 beer licenses:

- (1) Circle K Corporation
Store No. 782
1st and Chipeta
- (2) Kubena, Inc.
Shakey's Pizza Parlor
2560 North Avenue
- (3) City Market, Inc.

(a) Store No. 2
865 North Avenue

(b) Store No. 9
1909 North 1st Street

Reports from the Police Department advised there have been no complaints or violations in connection with the sale of 3.2 beer by these establishments during the past licensing period. With respect to Shakey's Pizza Parlor, the Fire Department advised that the building is in good condition as far as life safety is concerned. Several items do need attention such as the exhaust hood over the oven in the kitchen which has a very bad accumulation of grease. The hood must be cleaned. The rear exit door is sticking and creates some problems in the door opening easily. The door must be repaired to open easily. The Manager Bill Hopper assured the Fire Department that these conditions would be corrected immediately. The occupant load was posted as 106 persons. The report from the Mesa County Health Department regarding Shakey's Pizza Parlor advised they approved the renewal of the 3.2 beer license.

It was moved by Councilman Tufly and seconded by Councilman Johnson that the applications be approved and the licenses issued when the State Licenses have been received, with the stipulation that Shakey's Pizza Parlor meet the conditions as set out by the Fire Department. Motion carried with Councilman Holmes voting NO.

RESOLUTION OF FINDINGS AND DECISION REGARDING THE APPLICATION BY
PITKIN COUNTY FOOD AND BEVERAGE COMPANY FOR A HOTEL-RESTAURANT
LIQUOR LICENSE TO BE LOCATED AT 336 MAIN STREET UNDER THE TRADE
NAME "LAMPWICK'S"

The following Resolution was presented and read:

RESOLUTION

DECISION ON APPLICATION FOR HOTEL-RESTAURANT LIQUOR LICENSE FOR
LAMPWICK'S AT 336 MAIN STREET, GRAND JUNCTION, COLORADO

A public hearing having been held on June 1, 1977, on the application by the Pitkin County Food and Beverage Company for a Hotel and Restaurant Liquor License for Lampwick's at 336 Main Street, Grand Junction, and the City Council having considered the evidence adduced at said hearing:

FINDS:

1. That the hearing was held after proper notice under the Liquor Code.
2. That the survey conducted by the City indicated that the needs of the neighborhood were not being met by other outlets within the

neighborhood and there was a need for this outlet, in that 233 persons so stated while 67 persons felt the needs were being met by the other outlets.

3. That no one appeared at the hearing in opposition to the granting of the license and no petitions or letters of disapproval were received by the City Council.

4. The applicant presented petitions bearing over 329 signatures of persons living within the proposed trade area of the license who were in favor of the issuance of the license stating that the needs of the neighborhood were not being met by existing outlets.

5. That the character of the Applicant, as determined through a check of the fitness of the officers of said corporation by the Police Department and through letters attesting to their good character is good.

6. That evidence supports the position that the needs of the neighborhood are not being met by other outlets of the same type and the position that the desires of the inhabitants of the neighborhood are that the license issue.

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

That a Hotel and Restaurant Liquor License issue to The Pitkin County Food and Beverage Company for Lampwick's at 336 Main Street, Grand Junction, Colorado.

PASSED and ADOPTED this 15 day of June, 1977.

President of the Council

Attest:

City Clerk

It was moved by Councilman Brown and seconded by Councilwoman Quimby that the Resolution be passed and adopted as read. Upon roll call the following members of Council voted AYE: JOHNSON, TUFLY, BROWN, QUIMBY, KOZISEK. The following members voted NO: O'DWYER, HOLMES. A majority of Council having voted in favor of the motion the President declared the motion carried and the Resolution duly passed and adopted.

HEARING - GRAND JUNCTION STEEL REQUEST TO VACATE FOURTH AVENUE BETWEEN 10TH AND 11TH AND PART OF 11TH STREET - PROPOSED ORDINANCE

A hearing on this item was duly held after proper notice. Senior

Planner Don Warner reviewed the petition and stated that there is a twenty foot easement required. Ten feet on each side of the centerline south of 3rd Street. The Planning Commission recommended approval subject to the easements.

Mr. James Golden, attorney, 200 North Sixth Street, appeared on behalf of Al Cornielson of Grand Junction Steel.

The following entitled proposed ordinance was introduced and read: AN ORDINANCE VACATING A STREET WITHIN THE CITY OF GRAND JUNCTION. It was moved by Councilman Tuflly and seconded by Councilman Johnson that the proposed ordinance be passed for publication. Motion carried with Councilman Brown voting NO.

HEARING - LAMPLITE PARK OUTLINE DEVELOPMENT PLAN PD-8, EAST END OF SANTA CLARA AVENUE

A hearing on this item was held after proper notice. Senior Planner Don Warner outlined the area in question. He stated that the Planning Commission reviewed and recommended approval subject to the question of a possible restrictive covenant on management of the private road. A question of a stub to the east and south in case 12th Street goes through and this would be vacated, increased off-street parking, increased internal sidewalk circulation to all residents, careful review of street and drainage, access to outlot A and southwest access to Lot A be standard and traffic department study of shrubs in the dividers.

It was moved by Councilman Tuflly and seconded by Councilman Johnson that the outline development plan for Lamplite Park be approved subject to the conditions of the Planning Commission. Motion carried with Councilman Holmes voting NO.

HEARING - P&S BULK DEVELOPMENT PLAN DUPLEX - CHERRY LANE AND C ROAD

A hearing on this item was duly held after proper notice. Senior Planner Don Warner advised that this was considered by the Planning Commission and approved subject to the developer providing 50 foot right-of-way and Power of Attorney for full street improvements on C Road.

It was moved by Councilman Tuflly and seconded by Councilman Brown that the P&S Construction Bulk Development plan for a duplex be approved subject to the conditions of the Planning Commission. Motion carried.

HEARING - PRELIMINARY PLAT OF WINTERS AVENUE INDUSTRIAL PARK, 10TH AND WINTERS

A hearing on this item was held after proper notice. Senior Planner Don Warner stated this was reviewed by the Planning Commission and approval was recommended subject to the following conditions:

(1) Utilities - new sewer.

(2) Fire Department - request to loop the water line the full length of Kimball Avenue and the requirement of five fire hydrants.

(3) Mountain Bell - requires easements and relocation of existing lines at developer's expense.

(4) City Engineering - requests full improvement including curb, gutter and sidewalks on interior roads with Kimball and 10th receiving full improvements and 12th Street to get 41 foot paving with Power of Attorney for curb, gutter and sidewalk.

(5) Secondary review of turn radius 30 feet to 50 feet Kimball and 10th.

(6) Review sidewalk construction to support truck within the industrial area, vertical curbs, and reinforced driveway cuts.

It was moved by Councilman Johnson and seconded by Councilwoman Quimby that the Preliminary Plat of Winters Avenue Industrial Park be approved subject to the conditions of the Planning Commission. Motion carried.

A five minute recess was declared. Upon reconvening all Council members were present.

HEARING - FINAL PLAT OF NORTH BLUFF MINOR SUBDIVISION, 1ST STREET AND F-1/8 ROAD

A hearing on this item was held after proper notice. Senior Planner Don Warner advised that access to the east will be required. City Utilities said the sewer line should be 8 inches in North Bluff Drive to Northridge Estates. The trash collection for Lot 2 will be at 1st Street. Public Service requires a 10 foot rear lot line easement for Lots 1 and 2. The Fire Department requires one hydrant on the southwest corner of Lot 1. City Engineering says that the intersection of North Bluff Drive and 1st Street has bad sight distances; the 40-foot right-of-way is substandard. The Petitioner wants to sell the house on Lot 1 and build a retirement house on Lot 2. Senior Planner Don Warner stated that the Planning Commission in reviewing this stated that they would recommend approval of the final plat of North Bluff Minor Subdivision but that the Staff withhold recording of the subdivision subject to the access road to the east being acquired and the developers looking into vacating the present right-of-way. Mr. Victor Daniel, attorney, was present representing his parents Mr. and Mrs. Robert Daniel. He requested that Council approve the split tonight with the condition attached to be recorded that no building permit be issued until such time as the right-of-way and access road has been provided.

It was moved by Councilman Tufly and seconded by Councilwoman Quimby that the final plat of North Bluff Minor Subdivision be approved subject to the recording of the condition that no building permit be issued until such time as the right-of-way and access road has been provided. Motion carried.

HEARING - FINAL PLAT OF ROKO MINOR SUBDIVISION, WEST SIDE OF HARRIS ROAD

A hearing on this item was held after proper notice. Senior Planner Don Warner outlined the area and stated that the Planning Commission reviewed and recommended approval subject to the Power of Attorney for full street improvements and an additional 12 feet of right-of-way from Harris Road.

It was moved by Councilman Johnson and seconded by Councilman Tufly that the final plat of Roko Minor Subdivision be approved subject to the conditions of the Planning Commission. Motion carried.

HEARING - FINAL PLAT OF RODRIQUEZ MINOR SUBDIVISION, 9TH ST

A hearing on this item was held after proper notice. Senior Planner Don Warner advised this is a minor subdivision that is going into two lots of a metes and bounds parcel. This was a single owned parcel and the developer wants to divide it into two lots. All the proper street improvements are in.

The legal description should follow the right-of-way line. Planning Commission recommended approval subject to the right-of-way description.

It was moved by Councilman Tufly and seconded by Councilman Brown that the final plat of Rodriguez Minor Subdivision be approved subject to the conditions of the Planning Commission.

HEARING - FARMER-HEALD DEVELOPMENT IN H.O. ZONE, FISHER & HIGHWAY 50

A hearing on this item was held after proper notice. Senior Planner Don Warner reviewed the area. He stated that the Planning Commission recommended approval subject to:

Valley Trash Office:

- (1) Removal of old sign.
- (2) Paint the building; screen all but entrance way.
- (3) Overnight parking storage to the back.
- (4) Power of Attorney to improve Fisher Avenue.
- (5) No occupancy until fenced.

Valley Trash Mini-Storage Conditions:

- (1) Screen chain-length fence.
- (2) Turning radius and circulator be increased.
- (3) Power of Attorney for the improvement of Fisher Avenue.
- (4) No Certificate of Occupancy until fenced.

Mr. Don Merchison, 554, Greenwood Drive, President of Valley Trash, stated that the general cleanup of the area was being accomplished. He did state, however, that the painting of the building and screening all of the area and moving the parking storage to the back was more than they felt they could do. He stated that the screening and fencing of the entire perimeter of the area was going to cost more than \$9,000. Mr. Merchison explained that he did not appear before the Planning Commission, that Mr. Heald was in attendance at the meeting. Mr. Merchison stated he did not anticipate the conditions that were improved by the Planning Commission.

It was moved by Councilwoman Quimby and seconded by Councilman Johnson that the item be returned to the Planning Commission for rehearing and subsequent rescheduling before the City Council on July 6, 1977. Motion carried.

HEARING - PROPOSED CHANGES TO THE PRELIMINARY AND FINAL PLAT REQUIREMENTS FOR CHAPTER 27, CODE OF ORDINANCES - PROPOSED ORDINANCE

A hearing on this item was held after proper notice. Senior Planner Don Warner reviewed the changes that are proposed and recommended by the Planning Commission.

The following entitled proposed ordinance was introduced and read: AN ORDINANCE AMENDING THE SUBDIVISION REGULATIONS OF THE CITY OF GRAND JUNCTION AS TO CERTAIN ASPECTS OF THE PRELIMINARY PLATS AND FINAL PLATS. It was moved by Councilman Tufly and seconded by Councilman O'Dwyer that the proposed ordinance be passed for publication. Motion carried.

HEARING - ZONING TEXT CHANGES - PROPOSED ORDINANCE

A hearing on this item was held after proper notice. Senior Planner Don Warner reviewed the text changes.

The following entitled proposed ordinance was introduced and read: AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF GRAND JUNCTION THROUGH CHANGES IN TEXT. It was moved by Councilman Johnson and seconded by Councilman Tufly that the proposed ordinance be passed for publication. Motion carried with Councilman Holmes voting NO.

HEARING - VACATION EASEMENT, TECH DEL SOL SUBDIVISION - PROPOSED ORDINANCE

A hearing on this item was held after proper notice.

The following entitled proposed ordinance was introduced and read: AN ORDINANCE VACATING CERTAIN EASEMENTS IN TECH DEL SOL SUBDIVISION. It was moved by Councilman Tufly and seconded by Councilman Brown that the proposed ordinance be passed for publication. Motion carried.

HEARING - CONSIDERATION OF POLICY FOR THE CONTROL OF NUMBER AND SPACING OF CURB CUTS ON HORIZON DRIVE

The following statement of policy concerning curb cuts and access onto Horizon Drive was reviewed by Senior Planner Don Warner and recommended for approval by the Planning Commission:

STATEMENT OF POLICY CONCERNING CURB CUTS AND ACCESS ONTO HORIZON DRIVE

In order to provide for an orderly development of properties adjoining Horizon Drive and provide for the smooth and efficient circulation of traffic, while minimizing congestion and hazardous safety conditions, the Grand Junction Planning Commission, with the approval of the Grand Junction City Council, has established the following policies concerning curb cuts and access on Horizon Drive.

(a) Undeveloped parcels having less than 400' frontage on Horizon Drive and no alternate frontage may have one curb cut directly to Horizon Drive.

(b) Undeveloped parcels under 400' frontage with alternate access must use that access and may have no curb cuts on Horizon Drive, subject to Item f.

(c) Undeveloped parcels with from 400-1300' frontage on Horizon Drive must have a frontage road and may have a maximum of two cuts on Horizon Drive, or one curb cut for the entire parcel without a frontage road, or, if alternate access is available that access may be issued in lieu of a frontage road, subject to Item f.

(d) Undeveloped parcels with over 1300' frontage may have one additional curb cut for each additional 1300' or major portion thereof.

(e) All curb cuts, whether from an individual parcel or frontage road, should align with any existing curb cuts on the opposite side of the road.

(f) In cases where parcels have frontages on roads other than Horizon Drive those frontages will be considered the preferred

access points, unless it is known that such access points would have undesirable impact on the neighborhood or community.

(g) The above conditions will apply to all undeveloped, redeveloped or substantially modified properties.

It was moved by Councilman Johnson and seconded by Councilman Brown that the statement of policy be approved. Motion carried.

HEARING - PROPOSED VACATION OF BAR X ALLEY - PROPOSED ORDINANCE

A hearing on this item was held after proper notice. The following entitled proposed ordinance was introduced and read: AN ORDINANCE VACATING A PORTION OF ALLEY WITHIN THE CITY OF GRAND JUNCTION. It was moved by Councilman Tufly and seconded by Councilwoman Quimby that the proposed ordinance be passed for publication. Motion carried.

RESOLUTION - CONCERNING EXCHANGE OF PROPERTY WITH SAM J. AND KAY ANTONOPOULOS

The following Resolution was presented and read:

RESOLUTION

WHEREAS, the City of Grand Junction has heretofore engaged in an Agreement with Sam J. Antonopoulos and Kay S. Antonopoulos to convey certain land owned by the City under the conditions of that Agreement; and

WHEREAS, the Antonopouloses have, under the terms of the Agreement, directed the exchange of property per the terms of the Agreement; and

WHEREAS, the property is not held or used for park or governmental purposes;

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

That the President of the City Council by authorized and directed as the act of the City to convey to Sam J. Antonopoulos and Kay S. Antonopoulos Lots 17, 18, 19 and the East Half of Lot 20 in Block 99, City of Grand Junction, Mesa County, Colorado, subject to the lease of said property presently in existence.

PASSED and ADOPTED this 15th day of June, 1977.

President of the Council

Attest:

City Clerk

It was moved by Councilman Tufly and seconded by Councilman Johnson that the Resolution be passed and adopted as read. Upon roll call all Council members voted AYE. The President declared the motion carried and the Resolution duly passed and adopted.

ORDINANCE NO. 1684 - CONCERNING ZONING ORDINANCE AMENDMENT SETBACK ON CORNER LOT

The Proof of Publication to the following entitled proposed ordinance was presented: AN ORDINANCE AMENDING THE SETBACK REQUIREMENT IN THE CITY OF GRAND JUNCTION ZONING ORDINANCE. It was moved by Councilman Johnson and seconded by Councilman Brown that the Proof of Publication be accepted for filing. Motion carried.

It was moved by Councilman Tufly and seconded by Councilwoman Quimby that the proposed ordinance be called up for final passage and read.

The Ordinance was read. There being no comments, it was moved by Councilman Tufly and seconded by Councilman Johnson that the Ordinance be passed, adopted, numbered 1684 and ordered published. Upon roll call all Council members voted AYE. The President declared the motion carried.

ORDINANCE NO. 1685 - ZONING FAIRMOUNT HEIGHTS ANNEXATION R-1-C

The Proof of Publication to the following entitled proposed ordinance was presented: AN ORDINANCE AMENDING THE ZONING MAP, A PART OF CHAPTER 32 OF THE CODE OF ORDINANCES OF THE CITY OF GRAND JUNCTION, BY ADDING THE ZONING OF CERTAIN LAND WITHIN THE CITY. It was moved by Councilman Brown and seconded by Councilman Tufly that the Proof of Publication be accepted for filing. Motion carried.

It was moved by Councilman Tufly and seconded by Councilman Brown that the proposed ordinance be called up for final passage and read. Motion carried.

The Ordinance was read. There being no comments it was moved by Councilman Tufly and seconded by Councilman Brown that the Ordinance be passed, adopted, numbered 1685 and ordered published. Upon roll call all Council members voted AYE. The President declared the motion carried.

I.D. ST-77 - RESOLUTION OF INTENT TO CREATE DISTRICT - RESOLUTION ADOPTING DETAILS, PLANS AND SPECS AND GIVING NOTICE OF HEARING

The following Resolution was presented and read:

RESOLUTION

DECLARING THE INTENTION OF THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO, TO CREATE WITHIN SAID CITY A LOCAL IMPROVEMENT DISTRICT NO. ST-77 AND AUTHORIZING THE CITY ENGINEER TO PREPARE DETAILS AND SPECIFICATIONS FOR THE SAME.

WHEREAS, the City Council has determined the desirability of the construction of the following improvements:

1. Aspen Street from existing pavement south 266 feet, south of Highway 50. To include a double-penetration surfacing using rubberized oil with 3/4" chips on the bottom course and 3/8" chips on the top course. All work to be done by City forces and equipment. Mat width to be 34 feet. The city does not guarantee the service life of this surfacing.

2. Bluegill Drive comprising a circle from West Mesa Avenue. To include a double-penetration surfacing using rubberized oil with 3/4" chips on the bottom course and 3/8" chips on the top course. All work to be done by City forces and equipment. Mat width to be 22 feet. The City does not guarantee the service life of this surfacing.

3. Alley from 4th Street to 5th Street between Grand Avenue and Ouray Avenue. To include a base course material under a 16 foot wide mat of Hot Mix Bituminous Paving.

4. Alley from 20th Street to 21st Street between Hall Avenue and Mesa Avenue. To include a base course material under a 16 foot wide mat of Hot Mix Bituminous Paving.

5. North 24th Street, 281 feet north of the north right of way line of Orchard Avenue (June, 1977). To include combination vertical curb, gutter and sidewalk with a base course material under a 34 foot wide mat of Hot Mix Bituminous Paving from lip of gutter to lip of gutter.

6. Glen Road South of Teller Avenue between Willow Road and 28 1/2 Road, also Teller Avenue west of Glen Road to the west boundary line of Lot 8, Block 2, Dorris Subdivision. To include combination vertical curb, gutter, and sidewalk with a base course material under a 34 foot wide mat of Hot Mix Bituminous Paving from lip of gutter to lip of gutter.

7. Gunnison Avenue between Glen Road and 28 1/2 Road. To include combination vertical curb, gutter, and sidewalk with a base course material under a 41 foot wide mat of Hot Mix Bituminous Paving from lip of gutter to lip of gutter.

8. Kimball Avenue from 7th Street to 9th Street between Noland Avenue and Struthers Avenue. To include combination vertical curb, gutter, and sidewalk with a base course material under a 41 foot wide mat of Hot Mit Bituminous Paving from lip of gutter to lip of gutter.

9. Texas Avenue, between 28-3/4 Road and the East boundary line of Cottonwood Meadows Mobile Home Estates Subdivision, lying East and West adjacent to Ormsbee Subdivision. The west 435 feet of said Texas Avenue to include combination vertical curb, gutter and sidewalk with a base course material under a 34 foot mat of Hot Mix Bituminous Paving from lip of gutter to lip of gutter, also the installation of a siphon to the west end of said improved street.

The remaining 200 feet of said Texas Avenue to include grading to final street grade with the installation of the necessary gravel base course, also to include a double-penetration surfacing using rubberized oil with 3/4;inch chips on the bottom course and 3/8;inch chips on the top course. Mat width to be 22 feet.The City does not guarantee the service life of this surfacing.

10. Walnut Avenue from 17th Street to 19th Street between Bookcliff Avenue and Orchard Avenue. To include combination vertical curb, gutter, and sidewalk and a base course material under a 34 foot wide mat of Hot Mix Bituminous Paving from lip of gutter to lip of gutter.

11. 19th Street from Walnut Avenue to Bookcliff Avenue between 17th Street and 20th Street. To include vertical curb and gutter on the west side of said 19th Street with a base course material under a 16 foot wide mat of Hot Mix Bituminous Paving.

Where acceptable curb, gutter and/or sidewalk exists, credit will be given.

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:

That the district of land to be assessed is described as follows:

1. Lots 1 to 10 included in Benton Canons Addition to Orchard Mesa Heights Subdivision and Lots 9 to 16 included in Block 27 of Orchard Mesa Heights Subdivision Section 26 Township 1 South, Range 1 West of the Ute Principal Meridian, Grand Junction, Mesa County, Colorado.

2. Lots 5 to 8 included in Block 2 and Lots 1, 4, 5, 6, 7, and 8 included in Block 3 and Lots 1 to 7 included in Block 4 West Lake Subdivision Section 10, Township 1 South, Range 1 West of the Ute Principal Meridian, Grand Junction, Mesa County, Colorado.

3. Lots 1 to 32 included in Block 74, City of Grand Junction, Section 14, Township 1 south, Range 1 West of the Ute Principal Meridian, Grand Junction, Mesa County, Colorado.

4. Lots 12 and 13 included in Block 7 Del Rey Subdivision and Lots 1 to 4 included in Block 3 Del Mar Park Subdivision; all contained in Section 12 Township 1 South, Range 1 West of the Ute Principal Meridian, Grand Junction, Mesa County, Colorado.

5. Lots 1, 3, 4 and 5 McClure Park Subdivision included in Section 12, Township 1 South, Range 1 West of the Ute Principal Meridian and a tract of land described as follows:

Beginning at a point 30 feet north of the southeast corner of the W1/2, SE1/4, NE1/4 of Section 12, Township 1 South, Range 1 West of the Ute Principal Meridian; thence West 330 feet; thence North 281 feet; thence East 330 feet; thence South 281 feet to the point of beginning, except the West 20 feet for road and utility purposes, Grand Junction, Mesa County, Colorado.

6. Lots 1 to 7 included in Block 1 and Lots 1 to 14 included in Block 2 of Dorris Subdivision, Section 18, Township 1 South, Range 1 East of the Ute Principal Meridian, Grand Junction, Mesa County, Colorado.

7. Lots 1 and 14 included in Block 1 Dorris Subdivision also to include 259.04 feet of the North 150.00 feet of the E1/2 of the SE1/4 of the NW1/4; all contained in Section 18, Township 1 South, Range 1 East of the Ute Principal Meridian, Grand Junction, Mesa County, Colorado.

8. Lots 17 to 32 included in Block 10; Lots 17 to 22 included in Block 11; Lots 1 to 16 included in Block 15; Lots 1 to 16 included in Block 14; all in Benton Cannon 1st Subdivision, Section 23, Township 1 South, Range 1 West of the Ute Principal Meridian, Grand Junction, Mesa County, Colorado.

9. Beginning at the Southwest corner of the N1/2, SE1/4, NW1/4, SE1/4 of Section 7 Township 1 South, Range 1 East of the Ute Principal Meridian; thence North 122 feet; thence West 660 feet; thence South 297 feet; thence East 660 feet; thence North 175 feet to the point of beginning.

10. & 11. Beginning at the Southwest corner of Lot 25, Block 8 Fairmount Subdivision Section 12, Township 1 South, Range 1 West of the Ute Principal Meridian; thence North 170.00 feet; thence East 465.10 feet; thence North 454.77 feet; thence West 150.00 feet; thence South 804.82 feet; thence West 165.10 feet; thence North 180.00 feet to the point of beginning, Grand Junction, Mesa County, Colorado.

That the City Engineer be, and he is hereby, authorized and directed to have prepared and filed full details, plans and specification for such sidewalk, curb, gutter and street paving, and estimate of the total costs thereof, exclusive of the per centum for cost of collection and other incidentals; and of interest to the time the first installment becomes due, and 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 ascertain, all as required by Ordinance No. 178, as amended, of the City of Grand Junction, Colorado.

ADOPTED and APPROVED this 15 day of June, 1977.

President of the Council

Attest:

City Clerk

It was moved by Councilman Tufly and seconded by Councilman Johnson that the Resolution be passed and adopted as read. Upon roll call all Council members voted AYE. The President declared the motion carried and the Resolution duly passed and adopted.

The following Resolution adopting details, plans and specs and giving Notice of Hearing was presented and read:

RESOLUTION

ADOPTING DETAILS, PLANS AND SPECIFICATIONS FOR CONSTRUCTING SIDEWALKS, CURBS AND GUTTERS AND PAVING STREETS AND AVENUES IN THE CITY OF GRAND JUNCTION, COLORADO, IN IMPROVEMENT DISTRICT NO. ST-77, 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 June 15, 1977, 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, gutters and paving streets and avenues ins aid City within proposed Improvement District No. ST-77, 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:

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

Section 2. That the district of lands to be assessed are as follows:

1. Lots 1 to 10 included in Benton Canons Addition to Orchard Mesa Heights Subdivision and Lots 9 to 16 included in Block 27 of Orchard Mesa Heights Subdivision Section 26 Township 1 South, Range 1 West of the Ute Principal Meridian, Grand Junction, Mesa County, Colorado.

2. Lots 5 to 8 included in Block 2 and Lots 1, 4, 5, 6, 7, and 8 included in Block 3 and Lots 1 to 7 included in Block 4 West Lake Subdivision Section 10, Township 1 South, Range 1 West of the Ute Principal Meridian, Grand Junction, Mesa County, Colorado.

3. Lots 1 to 32 included in Block 74, City of Grand Junction, Section 14, Township 1 south, Range 1 West of the Ute Principal Meridian, Grand Junction, Mesa County, Colorado.

4. Lots 12 and 13 included in Block 7 Del Rey Subdivision and Lots 1 to 4 included in Block 3 Del Mar Park Subdivision; all contained in Section 12 Township 1 South, Range 1 West of the Ute Principal Meridian, Grand Junction, Mesa County, Colorado.

5. Lots 1, 3, 4 and 5 McClure Park Subdivision included in Section 12, Township 1 South, Range 1 West of the Ute Principal Meridian and a tract of land described as follows:

Beginning at a point 30 feet north of the southeast corner of the W1/2, SE1/4, NE1/4 of Section 12, Township 1 South, Range 1 West of the Ute Principal Meridian; thence West 330 feet; thence North 281 feet; thence East 330 feet; thence South 281 feet to the point of beginning, except the West 20 feet for road and utility purposes, Grand Junction, Mesa County, Colorado.

6. Lots 1 to 7 included in Block 1 and Lots 1 to 14 included in Block 2 of Dorris Subdivision, Section 18, Township 1 South, Range 1 East of the Ute Principal Meridian, Grand Junction, Mesa County, Colorado.

7. Lots 1 and 14 included in Block 1 Dorris Subdivision also to include 259.04 feet of the North 150.00 feet of the E1/2 of the SE1/4 of the NW1/4; all contained in Section 18, Township 1 South, Range 1 East of the Ute Principal Meridian, Grand Junction, Mesa County, Colorado.

8. Lots 17 to 32 included in Block 10; Lots 17 to 22 included in Block 11; Lots 1 to 16 included in Block 15; Lots 1 to 16 included in Block 14; all in Benton Cannon 1st Subdivision, Section 23, Township 1 South, Range 1 West of the Ute Principal Meridian, Grand Junction, Mesa County, Colorado.

9. Beginning at the Southwest corner of the N1/2, SE1/4, NW1/4, SE1/4 of Section 7 Township 1 South, Range 1 East of the Ute Principal Meridian; thence North 122 feet; thence West 660 feet; thence South 297 feet; thence East 660 feet; thence North 175 feet to the point of beginning.

10. & 11. Beginning at the Southwest corner of Lot 25, Block 8 Fairmount Subdivision Section 12, Township 1 South, Range 1 West of the Ute Principal Meridian; thence North 170.00 feet; thence East 465.10 feet; thence North 454.77 feet; thence West 150.00 feet; thence South 804.82 feet; thence West 165.10 feet; thence North 180.00 feet to the point of beginning, Grand Junction, Mesa County, Colorado.

All installations to be constructed in accordance with General Conditions, Specifications and Details for Street Improvement Projects, City of Grand Junction, Colorado. Where acceptable curb, gutter and/or sidewalk exists, credit will be given.

Section 3. The assessments to be levied against the property in the said District to pay the cost of such improvements shall be due and payable, without demand within thirty 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 that all such assessments may, at the election of the owners of property in said District be paid in ten (10) equal installments, the first of which shall be payable at the time the next installment of general taxes is, 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 a rate not to exceed eight percent per annum.

Section 4. Notice of Intention to Create said improvement District No. ST-77, 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 following form:

NOTICE

OF INTENTION TO CREATE IMPROVEMENT DISTRICT NO. ST-77 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. ST-77 in said City for the purpose of constructing sidewalks, curbs and gutters and paving streets and avenues to serve the property hereinafter described, which lands are to be assessed with the cost of the improvements, to wit:

Parcel Number Legal Description

2943-074-00-016 Beg SE Cor N2SE4NW4SE4 Sec 7 1S 1E W 225 ft N 122 ft E 225 ft S to Beg Exc E 25 ft for Road

2943-074-09-001 Lot 14 Ormsbee Sub Sec 7 1S 1E

2943-074-09-002 Lot 13 Ormsbee Sub Sec 7 1S 1E

2943-074-09-003 Lot 12 Ormsbee Sub Sec 7 1S 1E

2943-074-09-004 Lot 11 Ormsbee Sub Sec 7 1S 1E

2943-074-09-005 Lot 10 Ormsbee Sub Sec 7 1S 1E

2943-074-09-006 Lot 9 Ormsbee Sub Sec 7 1S 1E

2943-074-09-007 Lot 8 Ormsbee Sub Sec 7 1S 1E

2943-182-00-975 The North 405 feet of the East Half of the SE Quarter of the NW Quarter of Sec 18, 1S, 1E Ormsbee

2943-182-01-001 Lot 1 Blk 1 Dorris Sub Sec 18 1S 1E Exc S 20 ft for Street as Desc in Book 1067, Page 987, County Clerk's Office

2943-182-01-002 Lot 2 Blk 1 Dorris Sub Sec 18 1S 1E

2943-182-01-003 Lot 3 Blk 1 Dorris Sub Sec 18 1S 1E

2943-182-01-004 Lot 4 Blk 1 Dorris Sub Sec 18 1S 1E

2943-182-01-005 Lot 5 Blk 1 Dorris Sub Sec 18 1S 1E

2943-182-01-006 Lot 6 Blk 1 Dorris Sub Sec 18 1S 1E

2943-182-01-007 Lot 7 Blk 1 Dorris Sub Sec 18 1S 1E

2943-182-01-014 Lot 14 Blk 1 Dorris Sub Sec 18 1S 1E Exc 520 ft for Street as Desc in Book 1064 Page 987 County Clerk's Office

2943-182-02-008 Lot 8 Blk 2 Dorris Sub Sec 18 1S 1E

2943-182-02-009 Lot 9 Blk 2 Dorris Sub Sec 18 1S 1E

2943-182-02-010 Lot 10 Blk 2 Dorris Sub Sec 18 1S 1E

2943-182-02-011 Lot 11 Blk 2 Dorris Sub Sec 18 1S 1E

2943-182-02-012 Lot 12 Blk 2 Dorris Sub Sec 18 1S 1E

2943-182-02-013 Lot 13 Blk 2 Dorris Sub Sec 18 1S 1E

2943-182-02-014 Lot 14 Blk 2 Dorris Sub Sec 18 1S 1E

2943-182-02-015 Lots 1 to 7 Blk 2 Dorris Sub Sec 18 1S 1E

2945-104-05-001 Lt 1 Blk 4 Westlake Park Sub Exc N 5 ft Sec 10 1S 1W

2945-104-05-002 Lot 2 Blk 4 Westlake Park Sub Exc N 5 ft Sec 10 1S 1W

2945-104-05-003 Lot 3 Blk 4 Westlake Park Sub Exc N 5 ft Sec 10 1S 1W

2945-104-05-004 Lot 4 Blk 4 Westlake Park Sub Exc N 5 ft Sec 10 1S 1W

2945-104-05-006 Lot 6 Blk 4 Westlake Park Sub Exc N 5 ft Sec 10 1S 1W

2945-104-05-007 Lot 7 Blk 4 Westlake Park Sub Exc N 5 ft Sec 10 1S 1W

2945-104-05-019 Lot 5 Blk 4 West Lake Park Sec 10 1S 1W Exc NEly 5 ft and Exc Beg SE Cor Lot 5 W 30 ft N 62° 41' W 21.78 ft E 49.35 ft S 10 ft to Beg

2945-104-06-01 Lot 1 Blk 3 Westlake Park Sub ft Sec 10 1S 1W

2945-104-06-004 Lot 4 Blk 3 Westlake Park Sub SWly 5 ft and Exc 36 ft Triag in NW Cor

2945-104-06-005 Lot 5 Blk 3 Westlake Park Sub Exc SWly 5 ft Sec 10 1S 1W

2945-104-06-006 Lot 6 Blk 3 Westlake Park Sub Exc S 5 ft Sec 10 1S 1W

2945-104-06-007 Lot 7 Blk 3 Westlake Park Sub Exc S 5 ft Sec 10 1S 1W

2945-104-06-008 Lot 8 Blk 3 Westlake Park Sub Exc S 5 ft Sec 10 1S 1W

2945-104-07-005 Lot 5 Blk 2 Westlake Park Sub Sec 10 1S 1W

2945-104-07-006 Lot 6 Blk 2 Westlake Park Sub Sec 10 1S 1W

2945-104-07-007 Lot 7 Blk 2 Westlake Park Sub Sec 10 1S 1W

2945-104-07-008 Lot 8 Blk 2 Westlake Park Sub Sec 10 1S 1W

2945-104-00-023 Beg at a Pt 30 ft N of the SE Cor of the W1/2 SE1/4 NE4 Sec 12 1S 1W, W 330 ft N 281 ft E 330 ft S 281 ft to the Pt of Beg Exc the W 20 ft for road and utility purposes

2945-121-12-001 Lot 5 McClure Park Sub Sec 12 1S 1W
2945-121-12-002 Lot 4 McClure Park Sub Sec 12 1S 1W
2945-121-12-003 Lot 3 McClure Park Sub Sec 12 1S 1W
2945-121-12-005 E 48 ft of Lot 1 McClure Park Sub Sec 12 1S 1W
2945-124-04-018 Lot 13 Blk 7 Sub Del Rey Replat
2945-124-04-019 Lot 12 Blk 7 Sub Del Rey Replat
2945-124-12-001 Lot 1 Blk 3 Del Mar Park Refile
2945-124-12-002 Lot 2 Blk 3 Del Mar Park Refile
2945-124-12-003 Lot 3 Blk 3 Del Mar Park Refile
2945-124-12-004 Lot 4 Blk 3 Del Mar Park Refile
2945-142-40-008 lots 17 to 20 Inc Blk 74 Grand Junction
2945-142-40-951 Lots 21 to 32 Inc Blk 74 Grand Junction
2945-142-40-952 Lot 13 and W 20 ft Lot 14 Inc Blk 74 Grand
Junction
2945-142-40-953 Lots 1 to 10 Inc Blk 74 Grand JUnction
2945-142-40-998 Lots 15 and 16 + E 5 ft Lot 14 Inc Blk 74 Grand
Junction
2945-1\231-13-008 Lots 19 to 21 Inc Blk 11 Benton Cannon 1st Sub
2945-231-13-009 Lots 17 and 18 Bk 11 Benton Cannon 1st Sub
2945-231-13-012 Lot 22 Blk 11 Benton Canon 1st Sub
2945-231-16-016 Lots 24 to 27 Inc Blk 11 Benton Canon 1st Sub
2945-231-0\16-017 Lots 28 to 30 Inc Blk 11 Benton Canon 1st Sub
2945-231-16-018 Lots 31 and 32 Inc Blk 11 Benton Canon 1st Sub
2945-231-16-019 Lots 17 and 18 Blk 10 Benton Canon 1st Sub
2945-231-16-020 Lots 19 to 22 Inc Blk 10 Benton Canon 1st Sub
2945-231-16-021 Lots 23 and 24 Blk 10 Benton Canon 1st Sub
2945-231-16-022 Lots 25 to 28 Inc Blk 10 Benton Canon 1st Sub
2945-231-16-024 S 62.5 ft of Lots 29 to 32 Inc Blk 10 Benton Canon

1st Sub

2945-231-17-004 N1/2 of Lots 1 to 4 Inc Blk 15 Benton Canon 1st Sub

2945-231-17-006 Lot 5 Bk 15 Benton Canon 1st Sub

2945-231-17-007 Lots 6 to 8 nc and W1/2 of Lot 9 Blk 15 Benton Canon 1st Sub

2945-231-17-008 E1/2 of Lot 9 and all Lots 10 to 12 Inc Blk 15 Benton Canon 1st Sub

2945-231-17-009 Lots 13 to 16 Inc Blk 15 Benton Canon 1st Sub

2945-231-17-010 Lots 1 to 4 Inc Blk 14 Benton Canon 1st Sub

2945-231-17-011 Lots 5 to 11 Inc Blk 14 Benton Canon 1st Sub

2945-231-17-012 Lot 12 Blk 14 Benton Canon 1st Sub

2945-231-17-013 Lots 13 and 14 Blk 14 Benton Canon 1st Sub

2945-231-17-014 Lots 15 and 16 Blk 14 Benton Canon 1st Sub

2945-261-14-002 Lots 9 and 10 Blk 27 Orchard Mesa Heights

2945-261-14-003 Lots 11 and 12 Blk 27 Orchard Mesa Heights

2945-261-14-004 Lot 13 and S 10 ft of Lot 14 Blk 27 Orchard Mesa Heights

2945-261-14-005 N 15 ft of Lot 14 and all Lots 15 and 16 Blk 27 Orchard Mesa Heights

2945-261-23-001 Lots 1 and 2 Blk 1 Canon Add to Orchard Mesa Heights

2945-261-23-002 Lots 3 and 4 and S1/2 Lot 5 Blk 1 Canon Add to Orchard Mesa Heights

2945-261-23-003 N1/2 Lot 5 and all Lots 6 and 7 Bk 1 Canon Add to Orchard Mesa Heights

2945-261-23-004 Lot 8 and S 30 ft of Lot 9 Blk 1 Canon add to Orchard Mesa Heights

2945-261-23-005 N 10 ft of Lot 9 and all of Lot 10 Blk 1 Canon Add to Orchard Mesa Heights

Where acceptable curb, gutter and/or sidewalk exists, credit will be given. Any portion of the District cost not covered by said assessment shall be paid by the City.

The probable total cost of said improvements as shown by the estimate of the City Engineer is \$248,390 exclusive of collection, interest and incidentals.

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

Aspen Street from existing pavement south 266 feet, south of Highway 50 . . . \$4.00 per front foot

Bluegill Drive comprising a circle from West Mesa Avenue . . . \$2.50 per front foot

Alley from 4th Street to 5th Street between Grand Avenue and Ouray Avenue . . . \$5.00 per front foot

Alley from 20th Street to 21st Street between Hall Avenue and Texas Avenue . . . \$5.00 per front foot

North 24th Street 281 feet north of the north right of way line of Orchard Avenue (June, 1977) . . . \$20.00 per front foot

Glen Road south of Teller Avenue between Willow Road and 28 1/2 Road, also Teller Avenue west of Glen Road to the west boundary line of Lot 8 Block 2 Dorris Subdivision ;ellipsis \$20.00 per front foot

Gunnison Avenue between Glen Road and 28 1/2 Road . . . \$20.00 per front foot

Kimball Avenue from 7th Street to 9th Street between Noland Avenue and Struthers Avenue . . . \$20.00 per front foot

Texas Avenue between 28-3/4 Road and the east boundary line of Cottonwood Meadows Mobil Home Estates Subdivision, lying east and west adjacent to Ormsbee Subdivision.

the west 435 feet of said Texas Avenue . . . \$20.00 per front foot

The remaining 200 feet of said Texas Avenue . . . \$12.00 per front foot

Walnut Avenue from 17th Street to 19th Street between Bookcliff Avenue and Orchard Avenue . . . \$20.00 per front foot

19th Street from Walnut Avenue to Bookcliff Avenue, between 17th Street and 20th Street . . . \$12.00 per front foot

To the estimated assessable cost of \$145,303.29 (said amount reflects estimated credit for existing curb, gutter and sidewalk) to be borne by the property owners, there shall be added six (6) percent 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 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 that all such assessments, at the election of the owners of the property in said District, may be paid in ten (10) annual installments which become due upon the same date upon which general taxes, or the first instalment thereof, are by the laws of the State of Colorado, made payable. Interest not to exceed eight (8) per cent per annum shall be charged on unpaid installments.

On July 20, 1977, at the hour of 7:30 o'clock p.m. in the Council Chambers in City Hall of said City, the Council will consider 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 approximately 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 15 day of June, 1977.

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

By:

Neva B. Lockhart, City Clerk

PASSED and ADOPTED this 15 day of June, 1977.

President of the Council

ATTEST:

City Clerk

It was moved by Councilman Johnson and seconded by Councilwoman Quimby that the Resolution be passed and adopted as read. Upon roll call all Council members voted AYE. The President declared the motion carried and the Resolution duly passed and adopted.

I.D. ST-76 - ENGINEER'S STATEMENT OF COMPLETION - RESOLUTION
GIVING NOTICE OF ASSESSMENT AND SETTING HEARING

The Engineer's Statement of Completion was filed:

CONSTRUCTION COST

ID ST-76

Totals on Final Estimate:

Bonita Avenue\$ 35,387.38	
Walnut Avenue56,686.05	
North 8th Street10,030.25	
East & West Parkview149,587.47	
Alley, 7th to 9th, 3rd & 4th Avenue13,010.25	
Epps Drive <u>3,954.08</u>	
Total Construction Cost in Final Estimate\$268,655.48	
Bond Cost (printing) 613.53	
Legal Cost2,300.00	
Advertising67.30	
Engineering17,010.79	
Postage (estimate)51.19	

Transportation (bonds) 81.25	
Estimated Advertising Balance 375.00	
<u>Cost of Bonds During Construction</u>	
September 20, 1976 to July 20, 1977 @ 5.3476%	
$\frac{10 \text{ months}}{4.46\%} = .833 \times 5.3476 =$	
12 months 4.46% x \$138,000 <u>=6,154.80</u>	
Total \$295,309.34	
Minus Sales and Use Tax Refund	
Colorado State \$2,624.68	
City <u>1,749.78 - 4,374.46</u>	
Total Project Cost \$290,934.88	

The following Resolution was presented and read:

RESOLUTION

WHEREAS, the City Council of the City of Grand Junction, Colorado, has reported the completion of Improvement District No. ST-76; and

WHEREAS, the City Council has caused to be prepared a statement showing the assessable cost of the improvements of Improvement District No. ST-76 and apportioning the same upon each lot or tract of land or other real estate to be assessed for the same;

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

That the improvements connected therewith in said District be, and the same are hereby, approved and accepted; that said statement be, and the same is hereby, approved and accepted as the statement of the assessable cost of the improvements of said Improvement District No. ST-76 to be assessed; and

BE IT FURTHER RESOLVED, that the same be apportioned on each lot or tract of land or other real estate to be assessed for the same, together with interest at the rate of 5.3476 percent per annum to July 20, 1977; and

BE IT FURTHER RESOLVED, that the City Clerk shall immediately advertise for three days in the Daily Sentinel, a newspaper of general circulation published in said City notice to the owners of the real estate to be assessed, and all persons interested generally without naming such owner or owners, that said improvements have been completed and accepted, specifying the assessable cost of the improvements and the share so 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 Council and filed with the Clerk within thirty days from the first publication of said notice; that same may be heard and determined by the Council at its first regular meeting after said thirty days and before the passage of the ordinance assessing the cost of the improvements, all being in pursuance of the terms and provisions of Chapter 18 of the Code of Ordinances of the City of Grand Junction, Colorado, being Ordinance No. 178 as amended.

NOTICE

NOTICE IS HEREBY GIVEN to the owners of the real estate hereinafter described, said real estate comprising the district of lands known as Improvement District No. ST-76, and to all persons interested therein as follows:

THAT the improvements in and for said District, which are authorized by and are in accordance with the terms and provisions of a Resolution passed and adopted on the 21st day of July, 1976, declaring the intention of the City Council of the City of Grand Junction, Colorado, to create a local improvement district to be known as improvement District No. ST-76 with the terms and provisions of a Resolution passed and adopted on the 21st day of July, 1976, adopting details, plans and specifications for said District; and with the terms and provisions of a Resolution passed and adopted on the 1st day of September, 1976, creating and establishing said District, all being in accordance with the terms and provisions of Chapter 18 of the Code of Ordinances of the City of Grand Junction, Colorado, being Ordinance No. 178, as amended, have been completed and have been accepted by the City Council of the City of Grand Junction, Colorado;

THAT the whole cost of the improvements to be assessed has been definitely ascertained and is in the sum of \$140,680.08, said amount including six percent (6%) for cost of collection and other incidentals and interest at the rate of 5.3476 percent per annum to July 20, 1977; 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 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 so paying should be entitled to an allowance of interest from the date of payment to the date the first installment comes due and six percent (6%) for cost 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 the said District and assessable for said improvements, or any person interested, made to the City Council and filed in the office of the City Clerk of said City within thirty days from the first publication of this Notice will be heard and determined by the said City Council at its first regular meeting after said last mentioned date and before the passage of any ordinance assessing the cost of said improvements against the real estate in said District, and against said owners respectively, as by law provided;

THAT the sum of \$140,680.08 for improvements 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:

2945-122-00-085 W 90 Ft of S 125 Ft of W2 Lot 20 Blk 6 Fairmount Sub Sec 12 1S 1W \$1410.21

2945-122-00-086 Beg SE Cor W2 Lot 20 Blk 6 Fairmount Sub Sec 12 1S 1W N 125 Ft W 60 Ft S 125 Ft E to Beg 940.14

2945-122-00-087 Beg 75 Ft N of SE Cor Lot 20 Blk 6 Fairmount Sub Sec 12 1S 1W N 50 Ft W 150 Ft S 50 Ft E to Beg 540.58

2945-122-00-088 S 75 Ft of E2 Lot 20 Blk 6 Fairmount Sub Sec 12 1S 1W 1809.77

2945-122-02-006 W2 Lot 7 and all Lot 8 Blk 3 NW Smith Sub Sec 12 1S 1W 1410.21

2945-122-02-007 Lot 6 and E2 of Lot 7 Blk 2 NW Smith Sub Sec 12 1S 1W 1392.50

2945-122-02-008 W 10 Ft of Lot 9 and all lot 10 Blk 3 NW Smith Add Sec 12 1S 1W 1096.83

2945-122-02-009 E 50 Ft of Lot 9 Blk 3 NW Smith Add Sec 12 1S 1W 783.45

2945-122-03-001 Lot 1 Blk 2 NW Smith Add Sec 12 1S 1W 940.14

2945-122-03-002 Lot 2 Blk 2 NW Smith Add Sec 12 1S 1W 940.14

2945-122-03-003 W 50 Ft of Lot 3 Blk 2 NW Smith Add Sec 12 1S 1W 783.45

2945-122-03-004 E 10 Ft of Lot 3 and all Lot 4 Blk 2 NW Smith Add Sec 12 1S 1W 1096.83

2945-122-03-005 Lot 5 Blk 2 NW Smith Add Sec 12 1S 1W 922.75

2945-122-03-006 Lot 5 AC Nelms Sub Sec 12 1S 1W 783.45

2945-122-03-007 Lot 4 AC Nelms Sub Sec 12 1S 1W 783.45

2945-122-03-008 Lot 3 AC Nelms Sub Sec 12 1S 1W 783.45

2945-122-03-009 Lot 1 AC Nelms Sub Sec 12 1S 1W 1657.00

2945-122-03-010 Lot 2 AC Nelms Sub Sec 12 1S 1W 693.35

2945-013-01-001 Lot 20 Blk 1 Eagleton Sub Exc W 1 Ft thereof Sec 1 1S 1W 1002.82

2945-013-01-002 Lot 19 Blk 1 Eagleton Sub Sec 1 1S 1W 940.14

2945-013-01-003 Lot 18 Blk 1 Eagleton Sub Sec 1 1S 1W 940.14

2945-013-01-004 Lot 17 Blk 1 Eagleton Sub Sec 1 1S 1W 940.14

2945-013-01-005 Lot 16 Blk 1 Eagleton Sub Sec 1 1S 1W 940.14

2945-013-01-006 Lot 15 Blk 1 Eagleton Sub Sec 1 1S 1W 940.14

2945-013-01-007 Lot 14 Blk 1 Eagleton Sub Sec 1 1S 1W 940.14

2945-013-01-008 Lot 13 Blk 1 Eagleton Sub Sec 1 1S 1W 940.14

2945-013-01-009 Lot 12 Blk 1 Eagleton Sub Sec 1 1S 1W 940.14

2945-013-01-010 Lot 11 Blk 1 Eagleton Sub Sec 1 1S 1W 1018.49

2945-013-02-002 Lot 8 Blk 2 Eagleton Sub Sec 1 1S 1W 1018.49

2945-013-02-003 Lot 7 Blk 2 Eagleton Sub Sec 1 1S 1W 940.14

2945-013-02-005 Lot 5 Blk 2 Eagleton Sub Sec 1 1S 1W 940.14

2945-013-02-006 Lot 4 Blk 2 Eagleton Sub Sec 1 1S 1W 940.14

2945-013-02-007 Lot 3 Blk 2 Eagleton Sub Sec 1 1S 1W 940.14

2945-013-02-008 Lot 2 Blk 2 Eagleton Sub Sec 1 1S 1W 1002.82

2945-013-02-009 Lot 1 Blk 2 Eagleton Sub Sec 1 1S 1W Exc W 5 Ft
thereof 2648.06

2945-013-02-010 Lot 6 Blk 2 Eagleton Sub Sec 1 1S 1W 940.14

2945-252-18-001 Lot 1 Blk 7 Parkview Sub Sec 25 1S 1W 2808.98

2945-252-18-002 Lot 2 Blk 7 Parkview Sub Sec 25 1S 1W 798.96

2945-252-18-003 Lot 3 Blk 7 Parkview Sub Sec 25 1S 1W 774.99

2945-252-18-004 Lot 4 Blk 7 Parkview Sub Sec 25 1S 1W 776.71

2945-252-18-005 Lot 5 Blk 7 Parkview Sub Sec 25 1S 1W 1010.65

2945-252-18-006 Lot 6 Blk 7 Parkview Sub Sec 25 1S 1W 1184.89

2945-252-18-007 Lot 7 Blk 7 Parkview Sub Sec 25 1S 1W 1175.18

2945-252-18-008 Lot 8 Blk 7 Parkview Sub Sec 25 1S 1W 1123.47

2945-252-18-009 Lot 9 Blk 7 Parkview Sub Sec 25 1S 1W 940.14

2945-252-18-010 Lot 10 Blk 7 Parkview Sub Sec 25 1S 1W 1175.18

2945-252-18-011 Lot 11 Blk 7 Parkview Sub Sec 25 1S 1W 1175.18

2945-252-18-012 Lot 12 Blk 7 Parkview Sub Sec 25 1S 1W 1175.18

2945-252-18-026 Lot 13 Blk 7 Parkview Sub Sec 25 1S 1W 977.75

2945-252-18-027 Lot 14 Blk 7 Parkview Sub Sec 25 1S 1W 834.22

2945-252-18-028 Lot 15 Blk 7 Parkview Sub Sec 25 1S 1W 1167.34

2945-252-18-019 Lot 19 Blk 7 Parkview Sub Sec 25 1S 1W 1504.22

2945-252-18-024 Lot 20 Blk 7 Parkview Sub Sec 25 1S 1W 2210.90

2945-252-19-001 Lot 1 Blk 6 Parkview Sub Sec 25 1S 1W 2910.52

2945-252-19-002 Lot 2 Blk 6 Parkview Sub Sec 25 1S 1W 1259.47

2945-252-19-003 Lot 3 Blk 6 Parkview Sub Sec 25 1S 1W 1175.18

2945-252-19-004 Lot 4 Blk 6 Parkview Sub Sec 25 1S 1W 1175.18

2945-252-19-005 Lot 5 Blk 6 Parkview Sub Sec 25 1S 1W 1175.18

2945-252-19-008 Lot 8 Blk 6 Parkview Sub Sec 25 1S 1W 1175.18

2945-252-19-009 Lot 9 Blk 6 Parkview Sub Sec 25 1S 1W 1175.18

2945-252-19-010 Lot 10 Blk 6 Parkview Sub Sec 25 1S 1W 2440.45
2945-252-19-011 Lot 11 Blk 6 Parkview Sub Sec 25 1S 1W 2647.43
2945-252-19-012 Lot 12 Blk 6 Parkview Sub Sec 25 1S 1W 2244.27
2945-252-19-013 Lot 13 Blk 6 Parkview Sub Sec 25 1S 1W 313.38
2945-252-19-014 Lot 14 Blk 6 Parkview Sub Sec 25 1S 1W 1175.18
2945-252-19-015 Lot 15 Blk 6 Parkview Sub Sec 25 1S 1W 1175.18
2945-252-19-016 Lot 16 Blk 6 Parkview Sub Sec 25 1S 1W 1175.18
2945-252-19-017 Lot 17 Blk 6 Parkview Sub Sec 25 1S 1W 1262.77
2945-252-19-018 Lot 18 Blk 6 Parkview Sub Sec 25 1S 1W 2910.52
2945-252-19-019 Lot 19 Blk 6 Parkview Sub Sec 25 1S 1W 1206.51
2945-252-19-020 N 23.9 Ft of Blk 6 Parkview Sub Sec 25 1S 1W
374.49
2945-252-19-021 S 51.1 Ft of Blk 6 and N 45 Ft of Lot 7 Blk 6
Parkview Sub Sec 25 1S 1W 1505.79
2945-252-19-022 S 30 Ft of Lot 7 Blk 6 Parkview Sub Sec 25 1S 1W
470.07
2945-252-20-001 Lot 1 Blk 5 Parkview Sub Sec 25 1S 1W 2808.98
2945-252-20-002 Lot 2 Blk 5 Parkview Sub Sec 25 1S 1W 798.96
2945-252-20-003 Lot 3 Blk 5 Parkview Sub Sec 25 1S 1W 774.99
2945-252-20-004 Lot 4 Blk 5 Parkview Sub Sec 25 1S 1W 776.71
2945-252-20-005 Lot 5 Blk 5 Parkview Sub Sec 25 1S 1W 1010.65
2945-252-20-006 Lot 6 Blk 5 Parkview Sub Sec 25 1S 1W 1180.82
2945-252-20-007 Lot 7 Blk 5 Parkview Sub Sec 25 1S 1W 1175.18
2945-252-20-008 Lot 8 Blk 5 Parkview Sub Sec 25 1S 1W 1175.18
2945-252-20-009 Lot 9 Blk 5 Parkview Sub Sec 25 1S 1W 1175.18
2945-252-20-011 Lot 11 Blk 5 Parkview Sub Sec 25 1S 1W 1175.18
2945-252-20-013 Lot 18 Blk 5 Parkview Sub Sec 25 1S 1W 2675.80
2945-252-20-941 Lot 10 Blk 5 Parkview Sub Sec 25 1S 1W 1175.18

2945-252-20-951 Lot 14 to 17 Inc and Lot 19 to 20 Inc Blk 5
Parkview Sub Sec 25 1S 1W 3867.27

2945-252-20-953 Lots 12 and 13 Blk 5 Parkview Sub Sec 25 1S 1W
2350.35

2943-074-11-002 Lot 2 Blk 2 Epps Sub Sec 7 1S 1E 261.15

2943-074-11-003 Lot 3 Blk 2 Epps Sub Sec 7 1S 1E 192.89

2943-074-11-004 Lot 4 Blk 2 Epps Sub Sec 7 1S 1E 192.89

2943-074-11-005 Lot 5 Blk 2 Epps Sub Sec 7 1S 1E 156.69

2943-074-11-006 Lot 6 Blk 2 Epps Sub Sec 7 1S 1E 84.19

2943-074-11-007 Lot 7 and 8 Blk 2 Epps Sub Sec 7 1S 1E 169.23

2943-074-11-008 Lot 9 Blk 2 Epps Sub Sec 7 1S 1E 84.61

2943-074-11-009 Lots 10 and 11 Blk 2 Epps Sub Sec 7 1S 1E 293.95

2943-074-11-010 Lots 12 and 13 Blk 2 Epps Sub Sec 7 1S 1E Exc Beg
SE Cor Lot 13 W to W L Lot 13 N 15 Ft E to Beg 194.30

2943-074-11-011 Beg SE Cor Lot 13 Blk 2 Epps Sub Sec 7 1S 1E Swly
to SW Cor Lot 13 N 15 Ft Nely to Beg and all Lot 14 Epps Sub 97.15

2943-074-11-012 Lot 15 Blk 2 Epps Sub Sec 7 1S 1E 88.79

2943-074-11-013 Lot 16 Blk 2 Epps Sub Sec 7 1S 1E 156.69

2943-074-11-014 Lot 17 Blk 2 Epps Sub Sec 7 1S 1E 222.52

2943-074-11-015 Lot 18 Blk 2 Epps Sub Sec 7 1S 1E 438.73

2943-074-12-001 Lot 1 Blk 1 Epps Sub Sec 7 1S 1E 261.15

2943-074-12-003 Lot 6 Blk 1 Epps Sub Sec 7 1S 1E 146.24

2943-074-12-004 Lot 7 Blk 1 Epps Sub Sec 7 1S 1E 146.24

2943-074-12-0025 Lot 10 Blk 1 Epps Sub Sec 7 1S 1E 146.24

2943-074-12-006 Lot 11 Blk 1 Epps Sub Sec 7 1S 1E 364.63

2943-074-12-007 N2 Lot 12 Blk 1 Epps Sub Sec 7 1S 1E 94.01

2943-074-12-008 S2 Lot 12 Blk 1 Epps Sub Sec 7 1S 1E 94.01

2943-074-12-009 Lot 13 Blk 1 Epps Sub Sec 7 1S 1E 364.63

2943-074-12-010 Lots 8 and 9 Blk 1 Epps Sub Sec 7 1S 1E 310.27

2943-074-12-011 Lot 5 Blk 1 Epps Sub Sec 7 1S 1E 146.24

2943-074-12-013 Lot 4 Blk 1 Epps Sub Sec 7 1S 1E 261.15

2945-111-15-001 Lot 1 Wellington Medical Sub Filing No. 1 Sec 11
1S 1W Exc Streets described in B-1054, P-180 5238.79

2945-111-16-004 Lot 4 Blk 1 La Villa Grande Sec 11 1S 1W 5238.79

2945-231-08-001 Lots 1 to 5 Inc Blk 20 Milldale Sub Beg NW Cor Lot
5 Blk 20 of Milldale Sub S to SW Cor Lot 1 Blk 20 W 15 Ft N 125 Ft
E 15 Ft to Beg Sec 23 1S 1W 728.61

2945-231-08-004 Lots 11, 12 and 13 Blk 20 Milldale Sub Sec 23 1S
1W 352.55

2945-231-08-005 Lots 14 and 15 Blk 20 Milldale Sub Sec 23 1S 1W
235.04

2945-231-08-006 Lots 16 and 17 Blk 20 Milldale Sub Sec 23 1S 1W
235.04

2945-231-08-007 Lots 18 and 19 Blk 20 Milldale Sub Sec 23 1S 1W
235.04

2945-231-08-008 Lots 20 to 28 Blk 20 Milldale Sub Sec 23 1S 1W
1245.69

2945-231-08-009 Lots 6 to 10 Inc Blk 20 Milldale Sub and Beg NW
Cor Lot 10 S 125 Ft W 15 Ft N 125 Ft E 15 Ft to Beg 728.61

2945-231-09-001 Lots 1 and 2 Blk 19 Milldale Sub Sec 23 1S 1W
235.04

2945-231-09-002 Lots 3 and 4 Blk 19 Milldale Sub Sec 23 1S 1W
235.04

2945-231-09-003 Lots 5 and 6 Blk 19 Milldale Sub Sec 23 1S 1W
235.04

2945-231-09-005 Lots 9, 10 and 11 Blk 19 Milldale Sub Sec 23 1S 1W
352.55

2945-231-09-006 Lots 12, 13 and 14 Blk 19 Milldale Sub Sec 23 1S
1W 352.55

2945-231-09-007 Lots 15 and 16 Blk 19 Milldale Sub Sec 23 1S 1W
235.04

2945-231-09-008 Lots 17 to 32 Blk 19 Milldale Sub Sec 23 1S 1W
2068.31

2945-231-09-900 Lots 7 and 8 Blk 19 Milldale Sub Sec 23 1S 1W
235.04

Dated at Grand Junction, Colorado, this 15 day of June, 1977.

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

By:

President of the Council

STATE OF COLORADO)		
) ss		
COUNTY OF MESA)		

I, LAWRENCE L. KOZISEK, President of the City Council of the City of Grand Junction, Colorado, do hereby certify that the above and foregoing is the statement showing the assessable cost of the improvements in Grand Junction Improvements District No. ST-76, and apportions the cost upon each lot or tract of land or other real estate to be assessed for the same, all in accordance with the terms and provisions of Chapter 18 of the Code of Ordinances of the City of Grand Junction, Colorado, being Ordinance No. 178, as amended.

PASSED and ADOPTED this 15 day of June, 1977.

Lawrence L. Kozisek
President of the City Council

Attest:

City Clerk

It was moved by Councilman Tufly and seconded by Councilman O'Dwyer that the Resolution be passed and adopted as read. Upon roll call all Council members voted AYE. The President declared the motion carried and the Resolution duly passed and adopted.

DISCUSSION OF SANITATION COLLECTION METHODS

Utility Engineer Duane Jensen filed a report regarding sanitation collection methods and certain improvements he feels can be made. Council received the report for review and directed that this item be scheduled on the next City Council Agenda.

LINCOLN PARK COOPERATIVE BUILDING ADDITION

City Manager Wysocki reviewed the Lincoln Park Cooperative Building addition for the Job Corps.

It was moved by Councilman Johnson and seconded by Councilman Tufly that the City Manager be authorized to negotiate a contract with the Job Corps with the final contract to be brought back for final decision of Council. Motion carried with Councilman Brown voting NO.

CITY MANAGER AUTHORIZED TO ENTER INTO NEGOTIATIONS FOR THE SALE OF TWO PIECES OF PROPERTY ON MANOR DRIVE

City Manager Wysocki advised that the two pieces of parkland on Manor Drive which was approved by the voters to be sold has been appraised. It was moved by Councilman Johnson and seconded by Councilman O'Dwyer that the City Manager be authorized to enter into discussions and to sell the parkland if the appraised price is received. Motion carried.

MEETINGS

Councilman O'Dwyer advised there will be a Valley Wide Sewer Meeting tomorrow evening at 7:30 p.m.

ADJOURNMENT

It was moved by Councilman Tufly and seconded by Councilman Johnson that the meeting be adjourned. Motion carried.

Neva B. Lockhart

Neva B. Lockhart
City Clerk