

Grand Junction, Colorado

March 17, 1982

The City Council of the City of Grand Junction, Colorado, convened in regular session the 17th day of March, 1982, at 7:30 p.m. in the Council Chambers at City Hall. Those present were Council members Arlene Harvey, Karl Johnson, Gary Lucero, and Frank Dunn. Council members Betsy Clark, Robert Holmes, and Louis Brach were absent. Also present were City Manager Jim Wysocki, City Attorney Gerald Ashby, and City Clerk Neva Lockhart.

President of the Council Pro Tempore Frank Dunn called the meeting to order and led in the Pledge of Allegiance.

INVOCATION

Pastor Jack Olsen, Columbus Evangelical Free Church.

MINUTES

Upon motion by Councilman Johnson, seconded by Councilwoman Harvey and carried, the minutes of the regular meeting March 3, 1982, were approved as submitted.

JOSE LUCERO APPOINTED TO IRB COMMITTEE

Upon motion by Councilman Johnson, seconded by Councilwoman Harvey and carried, Jose Lucero was appointed to the IRB Committee.

APPLICATIONS APPROVED FOR THE RENEWAL OF LIQUOR AND BEER LICENSES

Upon motion by Councilman Lucero, seconded by Councilman Johnson and carried, the applications by the following businesses to renew liquor and beer licenses and one corporate change were approved:

1. Pantuso's Ristorante, 2782 Crossroads Blvd. (Hotel-Restaurant)
2. Holiday Inn, 755 Horizon Drive (Hotel-Restaurant)
3. Last Chance Liquors, 1203 Pitkin Avenue (Retail Liquor Store)
4. Stop 'N Save No. 1, 213 N. First Street (3.2% Beer)
5. Sal's Pizza, 755 North Avenue (Beer-Wine)
6. Mesa Farmer's Market, Inc., 2651 Highway 50 South (3.2% Beer)
 - a. Change in Corporate Structure:

President/Treasurer: William A. Brown 50%

Vice Pres/Secretary: Barbara T. Brown 50%

APPLICATION APPROVED TO CHANGE CORPORATE OFFICERS ON HOTEL-RESTAURANT LIQUOR LICENSE ISSUED TO HOWARD JOHNSON COMPANY, 752 HORIZON DRIVE

Upon motion by Councilman Lucero, seconded by Councilman Johnson and carried, the application by Howard Johnson Company, 752 Horizon Drive, to change the corporate structure was approved:

President: G. Michael Hostage

Vice President: Walter W. Curcio

Vice Pres/Treas: Edgar L. Andlauer

Vice Pres/Sec'y: Eugene J. Durgin

HEARING - FINAL PLAN FOR APPROVED CONDITIONAL USE - PROFESSIONAL OFFICE BUILDING LOCATED AT 1499 N. 1ST STREET - APPROVED

A hearing was held after proper notice on the petition by Clayton Tipping for final plan of an approved conditional use for professional office building on .49 acres in a residential multi-family zone at 64 units per acre located at 1499 N. First Street. There were no opponents, letters, or counterpetitions. Upon motion by Councilman Lucero, seconded by Councilman Johnson and carried, the final plan for approved conditional use permitting professional office building at 1499 N. First Street was approved subject to the conditions of the Planning Commission.

HEARING - CONDITIONAL USE APPROVED FOR IMMACULATE HEART OF MARY CATHOLIC CHURCH FOR A CHURCH AND ACCESSORY BUILDINGS AT 2342 N. 7TH STREET

A hearing was held after proper notice on the petition by Bishop Arthur N. Tafoya for conditional use for a church and accessory buildings on 11.22 acres in a residential single-family zone at 8 units per acre at the Immaculate Heart of Mary Catholic Church, 2342 N. 7th Street. There were no opponents, letters, or counterpetitions. Upon motion by Councilman Lucero, seconded by Councilman Johnson and carried, the conditional use permitting a church and accessory buildings at 2342 N. 7th Street for the Immaculate Heart of Mary Catholic Church was approved subject to the conditions of the Planning Commission.

HEARING - CROWN HEIGHTS SUBDIVISION FILING #2 - FINAL PLAT AND PLAN APPROVED FOR THE NE CORNER OF 27-1/2 ROAD AND CORTLAND AVENUE

A hearing was held after proper notice on the petition by Lloyd and Leland Unfred for a final plat and plan of 24 units on 8.71 acres in a planned residential zone at 8 units per acre with a design density of 2.76 units per acre in the Crown Heights Subdivision Filing #2 on the northeast corner of 27-1/2 Road and Cortland Avenue. There were no opponents, letters, or counterpetitions. Upon motion by Councilman Lucero, seconded by

Councilman Johnson and carried, the final plat and plan for Crown Heights Subdivision Filing #2 was approved subject to the conditions of the Planning Commission.

HEARING - REPLAT OF PEPPERIDGE FILING #1 AND A REVISED FINAL PLAN (REPLAT IS TO BE ONE OF TWO KNOWN AS PEPPER TREE FILING #1), S OF PATTERSON ROAD, 990 FEET W OF 29 ROAD - APPROVED

A hearing was held after proper notice on the petition by Todd Deutsch for the replat of Pepperidge Filing #1, to be known as Pepper Tree Filing #1, and a revised final plan of 8 units on 1.413 acres with a design density of 5.66 units per acre in a planned residential zone at 20 units per acre south of Patterson Road, 990 feet west of 29 Road. There were no opponents, letters, or counterpetitions. Upon motion by Councilman Lucero, seconded by Councilman Johnson and carried, the replat of Pepperidge Filing #1, aka Pepper Tree Filing #1, and the revised final plan were approved subject to the conditions of the Planning Commission.

HEARING - PEPPER TREE FILING #2 FINAL PLAT AND PLAN, S OF PATTERSON ROAD, 990 FEET W OF 29 ROAD

A hearing was held after proper notice on the petition by Todd Deutsch for the final plat and plan of Pepper Tree Filing #2 of 11 units on 1.343 acres with a design density of 8.2 units per acre in a planned residential zone at 20 units per acre, located south of Patterson Road, 990 feet west of 29 Road. There were no opponents, letters, or counterpetitions. Upon motion by Councilman Lucero, seconded by Councilman Johnson and carried, the final plat and plan for Pepper Tree Filing #2 was approved subject to the conditions of the Planning Commission.

HEARING - CYPHERS SUBDIVISION REPLAT OF LOT 1, BLOCK 3, NE COR OF B-3/4 ROAD AND PINON STREET - REQUEST FOR AN EXTENSION OF DEVELOPMENT SCHEDULE FOR AN APPROVED REPLAT IN AN RSF-8 ZONE APPROVED

A hearing was held after proper notice on the petition by Duane Scott for an extension of development schedule for an approved replat of Lot 1, Block 3, Cyphers Subdivision in an RSF-8 zone on the northeast corner of B-3/4 Road and Pinon Street. There were no opponents, letters, or counterpetitions. Upon motion by Councilman Lucero, seconded by Councilman Johnson and carried, the request for an extension of development schedule for Cyphers Subdivision replat of Lot 1, Block 3, was approved subject to the conditions of the Planning Commission.

HEARING - AMENDMENT TO 12TH STREET CORRIDOR POLICY STATEMENTS, BETWEEN NORTH AVENUE AND PATTERSON ROAD - APPROVED

A hearing was held after proper notice on the amendment to the 12th Street Corridor Policy Statements, said amendment only to that part of 12th Street between North Avenue and Patterson Road. There were no opponents, letters, or counterpetitions. Upon motion

by Councilman Lucero, seconded by Councilman Johnson and carried, the amendment to the 12th Street Corridor Policy Statements was approved.

HEARING - TAMERLANE LTD. EXTENSION OF DEVELOPMENT SCHEDULE OF AN APPROVED PLANNED DEVELOPMENT APPROVED FOR THE NW COR OF F-1/4 SECTION LINE ROAD AND 27-1/4 SECTION LINE ROAD

A hearing was held after proper notice on the petition by Fred Lundin, Tamerlane, Ltd., for an extension of development schedule of an approved planned development for the northwest corner of F-1/4 Section Line Road and 27-1/4 Section Line Road. There were no opponents, letters, or counterpetitions. Upon motion by Councilman Lucero, seconded by Councilman Johnson and carried, the extension of time was granted.

INDUCEMENT RESOLUTION NO. 14-82 - WESTERN STATES MOTEL OPERATION, INC., DBA HOLIDAY INN, FOR \$7,500,000 IRBs ON A PROPOSED PROJECT - DENIED

King Clemons, Chairman of the Industrial Revenue Bond Committee, appeared before Council and recommended approval of the Inducement Resolution by Western States Motel Operations, Inc., for \$7,500,000 IRBs for expansion of the Holiday Inn, 755 Horizon Drive. Errett Sechler and Norman Cook appeared on behalf of the adoption of the Resolution.

The following Resolution was read:

RESOLUTION NO. 14-82

WHEREAS, City of Grand Junction, Colorado (the "Issuer"), a body politic and corporate and a political subdivision of the State of Colorado, is authorized and empowered by the provisions of the County and Municipality Development Revenue Bond Act, Colorado Revised Statutes Section 29-3-101 et. seq., as amended (the "Act"), to finance a project, as that term is defined in the Act, and to issue its industrial development revenue bonds for the purpose of paying the cost of financing a project; and

WHEREAS, Western States Motel Operations, Inc., dba Holiday Inn of Grand Junction, (the "Corporation") has requested the Issuer to issue and sell to the order of the Corporation, subject to the unqualified approving opinion of the Corporation's bond counsel, as approved by the Issuer ("Bond Counsel"), its industrial development revenue bonds pursuant to provisions of the Act for the purpose of financing two commercial and business facilities constituting projects, as that term is defined in the Act (the "Projects"), for the Corporation; and

WHEREAS, the Issuer wishes to declare its intention to authorize issues of its industrial development revenue bonds for the purpose of paying the cost of financing the Projects, when so requested by the Corporation, upon such terms and conditions as may then be

agreed upon by the Issuer and the Corporation.

NOW, THEREFORE, be it resolved by the City Council of the Issuer that it does hereby declare its intention to authorize the issuance and sale of industrial development revenue bonds of the Issuer to the order of the Corporation, subject to the unqualified approving opinion of Bond Counsel, under and in accordance with the Act, in an amount necessary to pay the cost of the Projects as described in Attachment A, presently estimated to be \$7,500,000, and upon such terms and conditions as may be mutually agreed upon by the Issuer and the Corporation, the issuance and sale of such bonds to be authorized by resolution of the Issuer at a meeting to be held for such purpose. Such bonds and the interest coupons, if any, appurtenant thereto shall never constitute the debt or indebtedness of the Issuer within the meaning of any provision or limitation of Colorado constitution or statutes, and shall not constitute nor give rise to a pecuniary liability of the Issuer or a charge against its general credit or taxing power. If the bonds have not been issued within one year from the date of this Resolution, the Corporation shall be required to reapply to Issuer for reauthorization of the issuance and sale of its industrial development revenue bonds.

PASSED and APPROVED this _____ day of _____, 1982.

CITY OF GRAND JUNCTION, COLORADO

Mayor

City Clerk

It was moved by Councilman Johnson that the resolution be passed and adopted as read. The President ProTempore declared the motion lost for lack of a second.

HEARING - APPLICATION BY LOCO, INC., FOR 3.2% BEER LICENSE, SALES IN SEALED CONTAINERS FOR CONSUMPTION OFF THE PREMISES - LOCO FOOD STORE NO. ONE, 1904 N. 12TH STREET

A hearing was held after proper notice on the application by Loco, Inc., for 3.2% beer license which permits sales in sealed containers for consumption off the premises of the licensee at Loco Food Store No. One, 1904 N. 12th Street. Officers of the corporation are:

President/Manager: Robert L. Lipson, III

Vice President: Dale G. Muff

Secretary/Treasurer: Gean F. Lipson

The following report was read:

"On February 12, 1982, the City accepted the application filed by Loco, Inc., for a 3.2% Beer License which permits the sale of fermented malt beverages in sealed containers for consumption off the premises of the licensee, under the trade name of Loco Food Store No. One, 1904 N. 12th Street.

The Display ad giving notice of hearing on this application was published in The Daily Sentinel March 5, 1982, and the sign giving notice of hearing was posted at 1904 N. 12th Street on March 5, 1982.

A survey of the area from 9th Street on the west, Cedar Street on the north, 15th Street on the east, and Texas Avenue on the south has been completed. Results:

1. Yes, I am in favor of the issuance of the license as I believe the needs of the neighborhood are not being met by existing outlets. 244

a. An owner of property in the neighborhood. 83

b. An employee or business lessee of property in the neighborhood. 83

c. An inhabitant of the neighborhood. 134

2. No, I am not in favor of the issuance of the license as I believe the needs of the neighborhood are being met by existing outlets. 183

a. An owner of property in the neighborhood. 103

b. An employee or business lessee of property in the neighborhood. 62

c. An inhabitant of the neighborhood. 104

3. No opinion. 3

The Police Department report indicates nothing of a derogatory nature pertaining to the background of the corporate officers.

Similar-type outlets within the area: 2.

Similar-type outlets within one mile: 11."

The map showing similar type outlets was reviewed.

John Williams, attorney, was present along with Robert L. Lipson, III.

There were no opponents, letters or counterpetitions.

A Resolution of Findings and Decision is scheduled on the April 7, 1982, City Council agenda.

BIDS - AWARD OF CONTRACT - 18 INCH WATERLINE, 4TH AVENUE & 9TH STREET TO 12TH STREET & UTE AVENUE - BRENNAN GROUP LTD. - \$189,670.50

Bids were received and opened March 16, 1982, on the 18-inch waterline, 4th Avenue and 9th Street to 12th Street and Ute Avenue. Bidders were:

Cone Construction, Inc. \$274,876.00

R. L. Atkins Construction, Inc. \$258,951.65

Leon Parkerson \$251,823.00

Reed Engineering Construction Co. \$269,927.00

Daco Construction, Inc. \$219,336.00

Franzen & Sons, Inc. \$215,798.03

Brennan Group, Ltd. \$189,670.50

Engineer's Estimate \$246,124.00

Staff recommended award of contract to Brennan Group, Ltd. Upon motion by Councilman Johnson, seconded by Councilwoman Harvey and carried, the contract was awarded Brennan Group, Ltd., for its low bid of \$189,670.50 and authorized the City Manager to sign said contract.

HEARING - APPLICATION BY MESA COLLEGE MEXICAN/AMERICAN SCHOLARSHIP FUND, INC., FOR MALT, VINOUS AND SPIRITUOUS LIQUOR SPECIAL EVENTS PERMIT APRIL 24, 1982, 9 P.M. TO 2 A.M. AT TWO RIVERS PLAZA, 159 MAIN STREET - HISPANIC WOMEN FELLOWSHIP FIRST PERMIT - APPROVED

A hearing was held after posting of property on the application by Mesa College Mexican/American Scholarship Fund, Inc., for malt, vinous and spirituous liquor special events permit for April 24, 1982, from 9 P.M. to 2 A.M. at Two Rivers Plaza, 159 Main Street, for the Hispanic Women Fellowship meeting. Louisa Hodges, President of the Mesa College Mexican/American Scholarship Fund, Inc., was present for the hearing. There were no opponents, letters, or counterpetitions. Upon motion by Councilwoman Harvey, seconded by Councilman Johnson and carried, the application for the special events permit was approved.

HEARING - PLAZA 25 MINOR SUBDIVISION LOCATED 140 FT S OF BOOKCLIFF AVENUE ON THE E SIDE OF 11TH STREET - RESOLUTION OF FINDINGS AND DECISION SCHEDULED APRIL 7

A hearing was held after proper notice on the petition by Bob Emrich for minor subdivision of two lots on .765 acre in a residential multi-family zone at 64 units per acre 140 feet south of Bookcliff Avenue on the east side of 11th Street. Alex Candelaria, Planner, reviewed the area. The Planning Commission recommended approval subject to the petitioner agreeing to full improvements of 11th Street as the benefit would be entirely to the petitioner.

William Kane, attorney, was present representing Bob Emrich and Jack Bray. He disagreed very strongly with two things about the premises on which the Planning Commission made its recommendation that full street improvements should be paid for by the petitioner. Number one, he was advised that this is not the creation of a new lot. There were two lots before. Secondly, and most importantly, the idea that the whole improved property to the west side of 11th Street is not going to get any benefit of access from this improved street is entirely wrong. He distributed two photographs of the area. In the area where the street is being paved, Monterey Park is in the general vicinity, and they have parking area for some of the apartments, and people are already using the first portion for access into the parking places. At this time there are 16 or 17 parking places. So when the street is improved, there will be more benefit to the west side. Mr. Emrich and Mr. Bray are perfectly willing at this point to pay for half-street improvements. Mr. Emrich indicated there were two lots, metes and bounds, there, and they did not create a new parcel.

Councilman Johnson pointed out that Monterey Park is a low-income elderly housing. He said that Council would have to find out what the status of Monterey Park is with respect to assessments.

There were no opponents, letters or counterpetitions. The hearing was closed. A Resolution of Findings and Decision is scheduled on the April 7 City Council Agenda.

HEARING - REZONE FROM RMF-64 TO PB AND OUTLINE DEVELOPMENT PLAN - HODGES ADDITION, 2048 N. 12TH STREET - RESOLUTION OF FINDINGS AND DECISION SCHEDULED APRIL 7

A hearing was held after proper notice on the petition by Eacel Hodges to rezone from RMF-64 to PB uses on 2.69 acres at 2048 N. 12th Street and the outline development plan for Hodges Addition. Bob Goldin, Planner, reviewed the area. The 12th Street Corridor Policy was looked at again by the Planning Commission. What they recommended was a depth of approximately 300 feet for the rezone request to be granted off of 12th Street. That would split the lot. They would gain access off Walnut as well as 12th Street. The Planning Commission recommended denial of the outline development plan for the fact that there was neighborhood concern about access encroachment in a residential area off 13th Street.

Arnold Hottovy, Armstrong and Associates, was present representing

the petitioner. The petitioner would still like to develop the entire parcel as planned business. The tract will be and will remain an irregular tract. If high residential is permitted there will be circulation problems. They feel that one overall project is better than splitting out into a planned business on 300 feet and then RMF-64 on the remainder. The building shown to the east on the proposal has created some concern by the neighbors. The owner would be willing to move that to a different location, preferably over to the north to alleviate any problem with the neighbors.

Les Hodges, Littleton, Colorado, stated that there is an emotional involvement with this property as it has been in his family since the 1920s, and what they are trying to do is come up with a business prospect that would enhance the neighborhood and be able to utilize all phases of the soil.

He stated they have resisted selling it because the high-density volume was not particularly desirable. He suggested that Council go out and circulate around the property between now and the 7th of April.

Harland Jacob, 2125 N. 13th Street, said that his two concerns are: the 20-foot egress onto 13th Street with his house sitting approximately 20 feet from that egress, and he is opposed to the building backed up the way it is. If that building were to be moved to another location that would address his concern.

The City Manager noted that the petitioner has indicated he would be willing to make the 20-foot ingress/egress onto 13th Street for emergency use only, and he asked Mr. Jacob if some of his concerns would be alleviated if that were the case. Mr. Jacobs indicated it would.

Dave McKinley, 1308 Wellington, stated that he owns a piece of property approximately 300 feet back from North Avenue. He felt that if Council is going to make exceptions on the very first matter after the 12th Street Corridor Policy, his property is going to be subject to similar exceptions.

There were no other opponents, letters or counterpetitions. The hearing was closed. A Resolution of Findings and Decision is scheduled on the April 7 City Council agenda.

HEARING - RUSTY SUN SUBDIVISION FILING #1 FINAL PLAT AND PLAN, NE COR OF PATTERSON ROAD AND EAST INDIAN CREEK DRIVE - APPROVED

A hearing was held after proper notice on the petition by Jim Lindell for Rusty Sun Subdivision Filing #1 final plat and plan of 16 units on 2.04 acres in a planned residential zone at 8.4 units per acre located on the northeast corner of Patterson Road and East Indian Creek Drive. Bob Goldin, Planner, reviewed the proposal. The petitioner has provided a letter for x number of dollars which would exceed the 5 percent open space requirement.

Other technical concerns have been addressed. The City Manager clarified that the \$150 per unit is over and above the improvements to Indian Wash.

Tom Logue, Paragon Engineering, was present representing the petitioner, Jim Lindell, 843 25 Road, who was also present.

There were no opponents, letters or counterpetitions.

Councilwoman Betsy Clark arrived at the meeting at this time.

Upon motion by Councilman Lucero, seconded by Councilman Johnson and carried, the Rusty Sun Subdivision Filing #1 final plat and plan of 16 units on 2.04 acres was approved.

The President Pro Tempore declared a 5-minute recess. Upon reconvening, five members of Council were present.

HEARING - PROPOSED ORDINANCE - REZONE FROM RMF-64 TO PB AND FINAL PLAN FOR 838 GRAND AVENUE - REZONE APPROVED, FINAL PLAN TABLED

A hearing was held after proper notice on the petition by the estate of Ollie Lee Evans to change from residential multi-family uses at 64 units per acre to planned business uses and a final plan on .17 acres. Bob Goldin, Planner, reviewed the proposal. After discussion, Council favored the rezone but chose to hold off approval of the final plan in order to permit the petitioners to acquire the property to the east and submit a proposal using the combined curb cut off Grand Avenue and closing off access to the alley.

There were no opponents, letters, or counterpetitions.

The following entitled proposed ordinance was read: AN ORDINANCE AMENDING THE ZONING MAP, A PART OF CHAPTER 32 OF THE CODE OF ORDINANCES OF THE CITY OF GRAND JUNCTION, BY CHANGING THE ZONING OF CERTAIN LANDS WITHIN THE CITY. Upon motion by Councilman Johnson, seconded by Councilwoman Harvey and carried, the proposed ordinance was passed for publication, and the final plan was tabled until there is a need for further action.

HEARING - PROPOSED ORDINANCE - REZONE FROM RSF-8 TO PB AND FINAL PLAN FOR PROPERTY 210 FEET S OF PATTERSON ROAD ON THE E SIDE OF 12TH STREET - APPROVED

A hearing was held on the petition by Larry Brown to rezone from residential single family uses at 8 units per acre to planned business uses and a final plan on .27 acre located 210 feet south of Patterson Road on the east side of 12th Street. Alex Candelaria, Planner, reviewed the proposal.

William Kane, attorney, appeared on behalf of the petitioner, Larry Brown, who was also present for the hearing.

A letter from Leona M. Kochevar, 1238 Wellington, was reviewed. Mrs. Kochevar indicated that when the property was sold in 1946, a covenant was placed on the property prohibiting any businesses on this location for a period of forty years to protect it as residential property.

Mr. Kane said that no where on the abstract, no where on the title insurance policy, and no where on the deed issued to Mr. Brown is there such a covenant. Mr. Brown's property is unencumbered by any such covenant.

Dave McKinley, 1308 Wellington, spoke for Mrs. Kochevar. He said that her concern is that this property for Mr. Brown's is a spot type of zoning they are not comfortable with.

There were no other opponents, letters or counterpetitions.

The following entitled proposed ordinance was read: AN ORDINANCE AMENDING THE ZONING MAP, A PART OF CHAPTER 32 OF THE CODE OF ORDINANCES OF THE CITY OF GRAND JUNCTION, BY CHANGING THE ZONING OF CERTAIN LANDS WITHIN THE CITY. Upon motion by Councilman Johnson, seconded by Councilwoman Harvey and carried, the proposed ordinance was passed for publication.

Upon motion by Councilwoman Clark, seconded by Councilman Johnson and carried, the final plan for the property 210 feet south of Patterson Road on the east side of 12th Street was approved subject to the conditions of the Planning Commission.

ORDINANCE NO. 2038 - ZONING WALKER FIELD ANNEXATION, PARCEL B, TO PUBLIC ZONE

Upon motion by Councilman Johnson, seconded by Councilwoman Clark and carried, the Proof of Publication to the following entitled proposed ordinance was accepted for filing: AN ORDINANCE AMENDING THE ZONING MAP, A PART OF CHAPTER 32 OF THE CODE OF ORDINANCES OF THE CITY OF GRAND JUNCTION, BY THE ADDITION OF THE ZONING OF CERTAIN LANDS WITHIN THE CITY.

Upon motion by Councilwoman Clark, seconded by Councilman Johnson and carried, the proposed ordinance was called up for final passage and read.

There were no comments. Upon motion by Councilman Johnson, seconded by Councilwoman Clark and carried by roll call vote, the Ordinance was passed, adopted, numbered 2038, and ordered published.

ORDINANCE NO. 2039 - AMENDING CHAPTER 2, SECTION 13, CODE OF ORDINANCES, CONCERNING REQUIRED SIGNATURES ON CHECKING ACCOUNTS FOR THE CITY OF GRAND JUNCTION

Upon motion by Councilman Johnson, seconded by Councilman Lucero and carried, the Proof of Publication to the following entitled

proposed ordinance was accepted for filing: AN ORDINANCE ESTABLISHING THE SIGNATURES TO DRAW ON THE CHECKING ACCOUNTS OF THE CITY OF GRAND JUNCTION.

Upon motion by Councilman Lucero, seconded by Councilman Johnson and carried, the proposed ordinance was called up for final passage and read.

There were no comments. Upon motion by Councilman Johnson, seconded by Councilwoman Clark and carried by roll call vote, the Ordinance was passed, adopted, numbered 2039, and ordered published.

ORDINANCE NO. 2040 - VACATING EASEMENTS IN VILLAGE FAIR, SW CORNER OF 12TH STREET AND PATTERSON ROAD

Upon motion by Councilman Lucero, seconded by Councilwoman Harvey and carried, the Proof of Publication to the following entitled proposed ordinance was accepted for filing: AN ORDINANCE VACATING EASEMENTS IN THE CITY.

Upon motion by Councilman Lucero, seconded by Councilwoman Clark and carried, the proposed ordinance was called up for final passage and read.

There were no comments. Upon motion by Councilman Lucero, seconded by Councilman Johnson and carried by roll call vote, the Ordinance was passed, adopted, numbered 2040, and ordered published.

PROPOSED ORDINANCE AUTHORIZING THE ISSUANCE OF \$1,600,000 IRBs FOR HERRICK-CAMPBELL PROJECT, WESTERN 6 MOTEL ON HORIZON DRIVE AT G ROAD

The following entitled proposed ordinance was read: AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF AN INDUSTRIAL DEVELOPMENT REVENUE BOND (HERRICK-CAMPBELL PROJECT), SERIES 1982, IN THE PRINCIPAL AMOUNT OF \$1,600,000; AND APPROVING THE FORM OF CERTAIN DOCUMENTS RELATING THERETO AND AUTHORIZING THE EXECUTION THEREOF. Upon motion by Councilman Johnson, seconded by Councilwoman Clark and carried, the proposed ordinance was passed for publication.

I.D. ST-82 - STREET IMPROVEMENT DISTRICT 82 - RESOLUTION NO. 15-82 DECLARING INTENT TO CREATE DISTRICT - RESOLUTION NO. 16-82 ADOPTING DETAILS, PLANS AND SPECS AND GIVING NOTICE OF HEARING

The following Resolution was read:

RESOLUTION NO. 15-82

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-82, 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:

Fischer Avenue from Highway 6 & 50 North to Sherman Drive.

To include combination 6 ft. monolithic 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 and such storm drainage facilities as deemed necessary by the City Engineer.

13th Street from Hermosa Avenue north to end of cul-de-sac.

To include combination 6 ft. monolithic curb, gutter and sidewalks and a base course material under a 34 foot wide mat of Hot Mix Bituminous Paving from lip of gutter to lip of gutter ending at a cul-de-sac with 6 ft. monolithic curb, gutter and sidewalk and a base course material under an 80 foot diameter mat of Hot Mix Bituminous Paving and such storm drainage facilities as deemed necessary by City Engineer.

South 12th Street from Winters Avenue south to Kimball Avenue

To include vertical curb and gutter with 5 ft. wide detached sidewalk and a base course material under a 41 foot wide mat of Hot Mix Bituminous Paving from lip of gutter to lip of gutter and such storm drainage facilities as deemed necessary by the City Engineer.

25-1/2 Road from F Road north to F-1/4 Road

To include vertical curb and gutter with a 5 foot wide detached sidewalk and a base course material under a 41 foot wide mat of Hot Mix Bituminous Paving from lip of gutter to lip of gutter and such storm drainage facilities as are deemed necessary by the City Engineer.

The South side of Walnut Avenue east of 1st Street.

To include combination curb, gutter and sidewalk with a base course material under a 50 foot wide mat of Hot Mix Bituminous Paving from lip of gutter to match existing pavement; also, to include an extension of sidewalk to match existing sidewalk on 1st Street.

White Avenue from West Avenue east to Hoesch Street

To include combination 7 foot monolithic curb, gutter and sidewalk and a base course material under a 41 foot wide mat of Hot Mix Bituminous paving from lip of gutter to lip of gutter, and such storm drainage facilities as deemed necessary by the City Engineer.

Hoesch Street from White Avenue north to West Grand Avenue.

Due to limited right-of-way width, improvements will be as an alley, with a 24 foot wide mat of Hot Mix Bituminous Paving over a base course material and such storm drainage facilities as deemed necessary by the City Engineer.

Cherry Lane north of Unawweep and Olson Avenue from Cherry Lane to 27-3/4 Road

To include grading and leveling base course material under a mat, varying in width from 13 feet to 20 feet, of Double Penetration surfacing using rubberized oil with 3/4 in. chips on the bottom course and 3/8 in. chips on the top course. The City does not guarantee the service life of this surfacing.

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:

Fischer Avenue from Highway 6 & 50 north to Sherman Drive

Lots 6 to 11 and that part of Lots 12 and 13 W of W Boundary Fischer Avenue and N of Hwy ROW Blk 6 Artesia Heights Sec 25 1S 1W

Lot 4 Blk 6 Artesia Heights Sub Sec 25 1S 1W

Lot 3 Blk 6 Artesia Heights Sec 25 1S 1W

Lot 2 Blk 6 Artesia Heights Sec 25 1S 1W

Lot 1 Blk 6 Artesia Heights Sub Sec 25 1S 1W

Lot 1 and N 30 ft Lot 2 Blk 7 Artesia Heights Sec 25 1S 1W

Lot 2 ENC N 30 ft. Blk 7 Artesia Heights and N 30 ft. of Lot 3 Blk 7 Artesia Heights in Sec 25 1S 1W

S 30 ft. Lot 3 and N 30 ft. Lot 4 Blk 7 Artesia Heights Sec 25 1S 1W

S 30 ft. of Lot 4 and N 32.96 ft. of Lot 5 Blk 7 Artesia Heights Sec 25 1S 1W

Cherry Lane north of Unawweep and Olsen Avenue from Cherry Lane to 27-3/8 Road

Beg SE Cor Lot 2 Dave W Olson Sub Sec 24 1S 1W E 108 ft N 307 ft W
108 ft S to Beg

Beg 108 ft W of NE Cor Lot 6 Dale Olsons Sub Sec 24 1S 1W W 148 ft
S 307 ft E 148 ft N to Beg

Beg NE Cor Lot 6 Dale Olsons Sub Sec 24 1S 1W W 108 ft S 307 ft E
108 ft N to Beg

Lot 3 Dave W Olsons Sub in SE4SE4SW4 Sec 24 1S 1W Exc N 20 ft
thereof for Road

Beg NE Cor Lot 5 Dave Olsons Sub Sec 24 1 S 1W E 129 ft N 133 ft W
129 ft S to Beg

Beg 129 ft E of NE Cor Lot 5 Dave W Olson Sub Sec 24 1S 1W E 72 ft
N 133 ft W 72 ft S to Beg

Beg 201 ft E of NE Cor Lot 5 Dave W Olson Sub Sec 24 1S 1W E 75 ft
N 133 ft W 75 ft S to Beg

Beg NE Cor Lot 8 Dave Olson Sub Sec 24 1S 1W N 153 ft W 108 ft S
153 ft E to Beg Exc N 20 ft for Road

S2 Lot 2 Dave W Olson Sub Sec 24 1S 1W

Beg NW Cor SW4SW4SE4 Sec 24 1S 1W S 76 ft E 249 ft N 76 ft W to
Beg

Beg 76 ft S of NW Cor SW4SW4SE4 Sec 24 1S 1W E 249 ft S 76 ft W
249 ft N to Beg

Beg 358 ft N of S4 Cor Sec 24 1S 1W E 63 ft N 150 ft W 63 ft S to
Beg

Beg 358 ft N and 63 ft E of S4 Cor Sec 24 1S 1W E 62 ft N 150 ft W
62 ft S to Beg

Beg 508 ft N and 187 ft E of S4 Cor Sec 24 1S 1W W 62 ft S 150 ft
E 62 ft N to Beg

Beg 508 ft N and 249 ft E of S4 Cor Sec 24 1S 1W W 62 ft S 150 ft
E 62 ft N to Beg

Beg 170 ft N of S4 Cor Sec 24 1S 1W N 158 ft E 63 ft S 158 ft W to
Beg

Beg 170 ft N and 63 ft E of S4 Cor Sec 24 1S 1W N 158 ft E 62 ft S
158 ft W to Beg

Beg 170 ft N and 125 ft E of S4 Cor Sec 24 1S 1W E 62 ft N 158 ft
W 62 ft S to Beg

Beg 328 ft N and 249 ft E of S4 Cor Sec 24 1S 1W W 62 ft S 158 ft

E 62 ft N to Beg

Beg 199 ft E of SW Cor SE4 Sec 24 1S 1W N 170 ft E 50 ft S 170 ft W to Beg Exc E 15 ft for Road

Beg 279 ft E of S4 Cor Sec 24 1S 1W N 260 ft E 58.5 ft S 260 ft W to Beg Exc S 30 ft for Road

Beg 279 ft E and 260 ft N of S4 Cor Sec 24 1S 1W E 117 ft N 80 ft W 117 ft S to Beg

Beg 279 ft E and 340 ft N of S4 Cor Sec 24 1S 1W E 117 ft N 100 ft W 117 ft S to Beg

Beg 279 ft E 440 ft N of S4 Cor Sec 24 1S 1W E 117 ft N 100 ft W 117 ft S to Beg

Beg 279 ft E and 540 ft N of S4 Cor Sec 24 1S 1W N 120 ft E 117 ft S 120 ft W to Beg

Beg SE Cor Lot 15 Blk 6 Artesia Heights N Alg E Li Lot and across Vac Fischer Avenue btn Lots 14 and 15 Blk 6 and Lot 10 Blk 7 sd. Sub and Alg E Li Lots 5 to 10 Inc. Sd Blk 7 to a Pt. 523.74 ft N of Beg W 125.36 ft to E Li Fischer Avenue S Alg E Li and W Li Blk 7 and across Vac Avenue and Lots 13 and 14 Blk 6 Sub to SWly Li Lot 14 SEly 10 ft to S Li Lot 14 E 115.7 ft to Beg

Lot 5 Blk 6 Artesia Heights Sec 25 1S 1W

13th Street North of Hermosa (North to end of Cul-de-sac)

Lot 3 Blk 1 Fairmount North a Replat of Lots 57 thru 60 Blk 16 Fairmount Sub Sec 1 1S 1W

Lot 4 Blk 1 Fairmount North a Replat of Lots 57 thru 60 Blk 16 Fairmount Sub Sec 1 1S 1W

Lot 5 Blk 1 Fairmount North a Replat of Lots 57 thru 60 Blk 16 Fairmount Sub Sec 1 1S 1W

Lot 6 Blk 1 Fairmount North a Replat of Lots 57 thru 60 Blk 16 Fairmount Sub Sec 1 1S 1W

Lot 7 Blk 1 Fairmount North a Replat of Lots 57 thru 60 Blk 16 Fairmount Sub Sec 1 1S 1W

Lot 8 Blk 1 Fairmount North a Replat of Lots 57 thru 60 Blk 16 Fairmount Sub Sec 1 1S 1W

Lot 9 Blk 1 Fairmount North a Replat of Lots 57 thru 60 Blk 16 Fairmount Sub Sec 1 1S 1W

Lot 10 Blk 1 Eagleton Sub Sec 1S 1W

Lot 11 Blk 1 Eagleton Sub Sec 1S 1W

Lot 8 Blk 2 Eagleton Sub Sec 1S 1W

Lot 9 Blk 2 Eagleton Sub Sec 1S 1W

NW4SW4SW4 and S 1A of SW4NW4SW4 Sec 1 1S 1W Exc Beg 30 ft N and 30 ft E of Sw Cor NW4SW4SW4 N 320 ft to Dn N 44 deg. 30 min. E 147 ft N 68 deg. 25 min. E 103 ft S 88 deg. 50 min. E 201 ft N 40 deg. E 240 ft to a Pt 30 ft E of NE Cor Lot 55 Blk 15 Fairmount Sub S 600 ft to a Pt 30 ft E of SE Cor Lot 56 Blk 15 W 630 ft to Beg

Lot 1 Blk 1 Fairmount North a Replat of Lots 57 thru 60 Blk 16 Fairmount Sub Sec 1 1S 1W

Lot 2 Blk 1 Fairmount Sub North a Replat of Lots 57 thru 60 Blk 16 Fairmount Sub Sec 1 1S 1W

12th Street from Kimball to Winters Avenue

Lot 2 Winters Avenue Industrial Park Sec 23 1S 1W

Lot 1 Winters Avenue Industrial Park Sec 23 1S 1W

Lot 1 Colorado West Development Park Filing Two Sec 24

25-1/2 Road (from F Road to F-1/4 Road)

Lot 10 Blk 10 Foresight Park for Industry Filing No. 2 Sec 3 1S 1W

Lot 9 Blk 10 Foresight Park for Industry Filing No. 2 Sec 3 1S 1W

Lot 8 Blk 10 Foresight Park for Industry Filing No. 3 Sec 3 1S 1W

Lot 7 Blk 10 Foresight Park for Industry Filing No. 3 Sec 3 1S 1W

Lot 6 Blk 10 Foresight Park for Industry Filing No. 3 Sec 3 1S 1W

Lot 5 Blk 10 Foresight Park for Industry Filing No. 3 Sec 3 1S 1W

Lot 4 Blk 10 Foresight Park for Industry Filing No. 3 Sec 3 1S 1W

Lot 1 Foresight Village a Replat of Dewey Sub Filing 1 Exc Lot 8 Sec 3 1S 1W

Lot 2 Foresight Village a Replat of Dewey Sub Filing 1 Exc Lot 8 Sec 3 1S 1W

Lot 3 Foresight Village a Replat of Dewey Sub Filing 1 Exc Lot 8 Sec 3 1S 1W

Lot 4 Foresight Village a Replat of Dewey Sub Filing 1 Exc Lot 8 Sec 3 1S 1W

Lot 5 Foresight Village a Replat of Dewey Sub Filing 1 Exc Lot 8
Sec 3 1S 1W

Beg 20 Rods W of SE Cor W2SW3SE4 Sec 3 1S 1W N 20 Rods W 20 Rods S
20 Rods E 20 Rods to Beg Exc W 20 ft and Exc N 70 ft

Walnut Avenue 1st Street East (southeast side of 1st Street)

Beg 30 ft N and 30 ft E of W4 Cor Sec 11 1S 1W E 255 ft N 300.8 ft
W 255.5 ft S 300 ft to Beg

White Avenue and Hoesch Street (White Avenue from West Avenue to
Hoesch Street)

Lots 8, 10, 12 and 14 Blk 6 Grand River Sub

W2 of Lot 4 and all of Lot 6 Blk 6 Grand River Sub

Lot 2 and E2 of Lot 4 Blk 6 Grand River Sub

Lot 2 West Grand Sub Sec 15 1S 1W

Lots 1 and 3 Blk 5 Grand River Sub

Lot 5 Blk 5 Grand River Sub

Lots 7, 9, 11, 13 Blk 5 Grand River Sub

Lot 1 West Grand Sub Sec 15 1S 1W

Lot 1 and E 5 ft Lot 3 Blk 6 Grand River Sub

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, 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 became due; 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, City of Grand Junction, Colorado.

PASSED and ADOPTED this 17th day of March, 1982.

President of the Council Pro-Tempore

Attest:

City Clerk

Upon motion by Councilman Johnson, seconded by Councilwoman Clark and carried by roll call vote, the Resolution numbered 15-82 was passed and adopted as read.

RESOLUTION NO. 16-82

ADOPTING DETAILS, PLANS AND SPECIFICATIONS FOR CONSTRUCTING SIDEWALKS, CURBS AND GUTTERS AND PAVING STREETS IN THE CITY OF GRAND JUNCTION, COLORADO, IN IMPROVEMENT DISTRICT ST-82, PHASE A, 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 March 17, 1982, 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 in said City within proposed Improvement District No. ST-82, Phase A, 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:

Fischer Avenue, from Highway 6 & 50 North to Sherman Drive

To include combination 6 foot monolithic curb, gutter and sidewalk and a base course material under a 340 foot wide mat of Hot-Mix Bituminous Paving from lip of gutter to lip of gutter and such storm drainage facilities as deemed necessary by the City Engineer.

13th Street, from Hermosa Avenue north to end of cul-de-sac

To include combination 6 foot monolithic 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 ending at a

cul-de-sac with 6 foot monolithic curb, gutter and sidewalk and a base course material under an 80 foot diameter mat of Hot Mix Bituminous Paving and such storm drainage facilities as deemed necessary by City Engineer.

South 12th Street, from Winters Avenue south to Kimball Avenue

To include vertical curb and gutter with 5 foot wide detached sidewalk and a base course material under a 41 foot wide mat of Hot Mix Bituminous Paving from lip of gutter to lip of gutter and such storm drainage facilities as deemed necessary by the City Engineer.

25-1/2 Road from F Road north to F-1/4 Road

To include vertical curb and gutter with a 5 foot wide detached sidewalk and a base course material under a 40 foot wide mat of Hot Mix Bituminous Paving from lip of gutter to lip of gutter and such storm drainage facilities as are deemed necessary by the City Engineer.

The South side of Walnut Avenue east of 1st Street

To include combination curb, gutter and sidewalk with a base court material under a 5 foot wide mat of Hot Mix Bituminous Paving from lip of gutter to match existing pavement; also, to include an extension of sidewalk to match existing sidewalk on 1st Street.

White Avenue from West Avenue east to Hoesch Street

To include combination 7 foot monolithic curb, gutter and sidewalk and a base course material under a 41 foot wide mat of Hot Mix Bituminous Paving from lip of gutter to lip of gutter, and such storm drainage facilities as deemed necessary by the City Engineer.

Hoesch Street from White Avenue north to West Grand Avenue

Due to limited right-of-way width, improvements will be as an alley, with a 24 foot wide mat of Hot Mix Bituminous Paving over a base course material and such storm drainage facilities as deemed necessary by the City Engineer.

Cherry Lane north of Unawep and Olson Avenue from Cherry Lane to 27-3/4 Road

To include grading and leveling base course material under a mat, varying in width from 13 feet to 20 feet, of Double Penetration surfacing using rubberized oil with 3/4 in. chips on the bottom course and 3/8 in. chips on the top course. The City does not guarantee the service life of this surfacing.

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 (30) days after the ordinance assessing such costs becomes final, and, if paid during this period, the amount added for costs of collection and other incidentals shall be deducted; provided that all such assessments may, at the election of the owner of the 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 the amount established by the City Council in the assessing ordinance.

Section 4. Notice of Intention to Create said Improvement District No. ST-82, Phase A, and of a hearing thereon, shall be given by advertisement in one issue of The Daily Sentinel, a newspaper of general circulation published in said City, which Notice shall be in substantially the following form:

NOTICE

OF INTENTION TO CREATE IMPROVEMENT DISTRICT NO. ST-82, PHASE A, 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-82, Phase A, in said City for the purpose of constructing sidewalks, curbs and gutters and paving streets to serve the property hereinafter described, which lands are to be assessed with the cost of the improvements, to wit:

Fischer Avenue from Highway 6 and 50 north to Sherman Drive

Lots 6 to 11 and that part of Lots 12 and 13 W of W Boundary Fischer Avenue and N of Hwy ROW Blk 6 Artesia Heights Sec 25 1S 1W

Lot 4 Blk 6 Artesia Heights Sub Sec 25 1S 1W

Lot 3 Blk 6 Artesia Heights Sec 25 1S 1W

Lot 2 Blk 6 Artesia Heights Sec 25 1S 1W

Lot 1 Blk 6 Artesia Heights, Sec 25 1S 1W

Lot 1 and N 30 ft Lot 2 Blk 6 Artesia Heights Sec 25 1S 1W

Lot 2 ENC N 30 ft. Blk 7 Artesia Heights and N 30 ft. of Lot 3 Blk 7 Artesia Heights in Sec 25 1S 1W

S 30 ft Lot 3 and N 30 ft Lot 4 Blk 7 Artesia Heights Sec 25 1S 1W

S 30 ft of Lot 4 and N 32.96 ft of Lot 5 Blk 7 Artesia Heights Sec 25 1S 1W

Beg SE Cor Lot 15 Blk 6 Artesia Heights N Alg E Li Lot and across Vac Fischer Avenue between Lots 14 and 15 Blk 6 and Lot 10 Blk 7 sd Sub and Alg E Li Lots 5 to 10 Inc. Sd Blk 7 to a Pt. 523.74 ft N of Beg W 125.36 ft to E Li Fischer Avenue S Alg E Li and W Li Blk 7 and across Vac Avenue and Lots 13 and 14 Blk 6 Sub to SWLY Li Lot 14 SELY 10 ft to S Li Lot 14 E 115.7 ft to Beg

Lot 5 Blk 6 Artesia Heights Sec 25 1S 1W

13th Street north of Hermosa, north to end of Cul-de-sac

Lot 3 Blk 1 Fairmount North a replat of Lots 57 thru 60 Blk 16 Fairmount Sub Sec 1 1S 1W

Lot 4 Blk 1 Fairmount North a replat of Lots 57 thru 60 Blk 16 Fairmount Sub Sec 1 1S 1W

Lot 5 Blk 1 Fairmount North a replat of Lots 57 thru 60 Blk 16 Fairmount Sub Sec 1 1S 1W

Lot 6 Blk 1 Fairmount North a replat of Lots 57 thru 60 Blk 16 Fairmount Sub Sec 1 1S 1W

Lot 7 Blk 1 Fairmount North a replat of Lots 57 thru 60 Blk 16 Fairmount Sub Sec 1 1S 1W

Lot 8 Blk 1 Fairmount North a replat of Lots 57 thru 60 Blk 16 Fairmount Sub Sec 1 1S 1W

Lot 9 Blk 1 Fairmount North a replat of Lots 57 thru 60 Blk 16 Fairmount Sub Sec 1 1S 1W

Lot 10 Blk 1 Eagleton Sub Sec 1S 1W

Lot 11 Blk 1 Eagleton Sub Sec 1S 1W

Lot 8 Blk 2 Eagleton Sub Sec 1S 1W

Lot 9 Blk 2 Eagleton Sub, Sec 1S 1W

NW4SW4SW4 and S 1A of SW4NW4SW4 Sec 1 1S 1W Exc Beg 30 ft N and 30 ft E of SW Cor NW4SW4SW4 N 320 ft to Dn N 44 deg. 30 min. E 50 ft N 78 deg. 10 min. E 147 ft N 68 deg. 25 min. E 103 ft S 88 deg. 50 min. E 201 ft N 40 deg. E 240 ft to a Pt 30 ft E of NE Cor Lot 55 Blk 15 Fairmount Sub S 500 ft to a Pt 30 ft E of SE Cor Lot 56 Blk 15 W 630 ft to Beg

Lot 1 Blk 1 Fairmount North a replat of Lots 57 thru 60 Blk 16
Fairmount Sub Sec 1 1S 1W

Lot 2 Blk 1 Fairmount Sub North a replat of Lots 57 thru 60 Blk 16
Fairmount Sub Sec 1 1S 1W

12th Street from Kimball to Winters Avenue

Lot 2 Winters Avenue Industrial Park Sec 23 1S 1W

Lot 1 Winters Avenue Industrial Park Sec 23 1S 1W

Lot 1 Colorado West Development Park Filing Two Sec 24

25-1/2 Road, from F Road to F-1/4 Road

Lot 10 Blk 10 Foresight Park for Industry filing No. 2 Sec 3 1S 1W

Lot 9 Blk 10 Foresight Park for Industry filing No. 2 Sec 3 1S 1W

Lot 8 Blk 10 Foresight Park for Industry filing No. 3 Sec 3 1S 1W

Lot 7 Blk 10 Foresight Park for Industry filing No. 3 Sec 3 1S 1W

Lot 6 Blk 10 Foresight Park for Industry filing No. 3 Sec 3 1S 1W

Lot 5 Blk 10 Foresight Park for Industry filing No. 3 Sec 3 1S 1W

Lot 4 Blk 10 Foresight Park for Industry filing No. 3 Sec 3 1S 1W

Lot 1 Foresight Village a replat of Dewey Sub Filing 1 Exc Lot 8
Sec 3 1S 1W

Lot 2 Foresight Village a replat of Dewey Sub Filing 1 Exc Lot 8
Sec 3 1S 1W

Lot 3 Foresight Village a replat of Dewey Sub Filing 1 Exc Lot 8
Sec 3 1S 1W

Lot 4 Foresight Village a replat of Dewey Sub Filing 1 Exc Lot 8
Sec 3 1S 1W

Lot 5 Foresight Village a replat of Dewey Sub Filing 1 Exc Lot 8
Sec 3 1S 1W

Beg 20 Rods W of SE Cor W2SW4SE4 Sec 3 1S 1W N 20 Rods W 20 Rods S
20 Rods E 20 Rods to Beg Exc W 20 ft and Exc N 70 ft

Walnut Avenue, 1st Street east, southeast side of 1st Street

Beg 30 ft N and 30 ft E of W4 Cor Sec 11 1S 1W E 255 ft N 300.8 ft
W 255.5 ft S 300 ft to Beg

White Avenue and Hoesch Street, White Avenue from West Avenue to Hoesch Street

Lots 8, 10, 12 and 14 Blk 6 Grand River Sub

W2 of Lot 4 and all of Lot 6 Blk 6 Grand River Sub

Lot 2 and E2 of Lot 4 Blk 6 Grand River Sub

Lot 2 West Grand Sub Sec 15 1S 1W

Lots 1 and 3 Blk 5 Grand River Sub

Lot 5 Blk 5 Grand River Sub

Lots 7, 9, 11 and 13 Blk 5 Grand River Sub

Lot 1 West Grand Sub Sec 15 1S 1W

Lots 1 and E 5 ft of Lot 3 Blk 6 Grand River Sub

Cherry Lane north of Unawep and Olsen Avenue from Cherry Lane to 27-3/8 Road

Beg SE Cor Lot 2 Dave W Olson Sub Sec 24 1S 1W E 108 ft N 307 ft W 108 ft S to Beg

Beg 108 ft W of NE Cor Lot 6 Dave Olsons Sub Sec 24 1S 1W W 148 ft S 307 ft E 148 ft N to Beg

Beg NE Cor Lot 6 Dave Olsons Sub Sec 24 1S 1W W 108 ft S 307 ft E 108 ft N to Beg

Lot 3 Dave W Olsons Sub in SE4 SE4SW4 Sec 24 1S 1W Exc N 20 ft thereof for Road

Beg NE Cor Lot 5 Dave Olsons Sub Sec 24 1S 1W E 129 ft N 133 ft W 129 ft S to Beg

Beg 129 ft E of NE Cor Lot 5 Dave W Olson Sub Sec 24 1S 1W E 72 ft N 133 ft W 72 ft S to Beg

Beg 201 ft E of NE Cor Lot 5 Dave W Olson Sub Sec 24 1S 1W E 75 ft N 133 ft W 75 ft S to Beg

Beg NE Cor Lot 8 Dave Olson Sub Sec 24 1S 1W N 153 ft W 108 ft S 153 ft E to Beg Exc N 20 ft for Road

S2 Lot 2 Dave W Olson Sub Sec 24 1S 1W

Beg NW Cor SW4SW4SE4 Sec 24 1S 1W S 76 ft E 249 ft N 76 ft W to Beg

Beg 76 ft S of NW Cor SW4SW4SE4 Sec 24 1S 1W E 249 ft S 76 ft W

249 ft N to Beg

Beg 358 ft N of S4 Cor Sec 24 1S 1W E 63 ft N 150 ft W 63 ft S to Beg

Beg 358 ft N and 63 ft E of S4 Cor Sec 24 1S 1W E 62 ft N 150 ft W 62 ft S to Beg

Beg 508 ft N and 187 ft E of S4 Cor Sec 24 1S 1W W 62 ft S 150 ft E 62 ft N to Beg

Beg 508 ft N and 249 ft E of S4 Cor Sec 24 1S 1W W 62 ft S 150 ft E 62 ft N to Beg

Beg 170 ft N of S4 Cor Sec 24 1S 1W N 158 ft E 63 ft S 158 ft W to Beg

Beg 170 ft N and 63 ft E of S4 Cor Sec 24 1S 1W N 158 ft E 62 ft S 158 ft W to Beg

Beg 170 ft N and 125 ft E of S4 Cor Sec 24 1S 1W E 62 ft N 158 ft W 62 ft S to Beg

Beg 328 ft N and 249 ft E of S4 Cor Sec 24 1S 1W W 62 ft S 158 ft E 62 ft N to Beg

Beg 199 ft E of SW Cor SE4 Sec 24 1S 1W N 170 ft E 50 ft S 170 ft W to Beg Exc E 15 ft for Road

Beg 279 ft E of S4 Cor Sec 24 1S 1W N 260 ft E 58.5 ft S 260 ft W to Beg Exc S 30 ft for Road

Beg 279 ft E and 260 ft N of S4 Cor Sec 24 1S 1W E 117 ft N 80 ft W 117 ft S to Beg

Beg 279 ft E and 340 ft N of S4 Cor Sec 24 1S 1W E 117 ft N 100 ft W 117 ft S to Beg

Beg 279 ft E 440 ft N of S4 Cor Sec 24 1S 1W E 117 ft N 100 ft W 117 ft S to Beg

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

The probably total cost of said improvements as shown by the estimate of the City Engineer is \$558,230.00, exclusive of collection, interest and incidentals. The estimated assessable cost is \$534,573.00, also exclusive of costs of collection, interest and incidentals.

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

Fischer Avenue from Highway 6 & 50 north to Sherman Drive:

Highway-Oriented (Business and Commercial);

Full cost of their half of such improvements
1,010 front feet \$55.00 per front foot

Residential;

510.96 front feet \$40.00 per front foot

13th Street from Hermosa Avenue north to end of cul-de-sac

Levied by Power of Attorney (Residential);

Full cost of their half of such improvements
572 front feet \$65.00 per front foot

Residential;

589 front feet \$45.00 per front foot

12th Street from Winters Avenue south to Kimball Avenue

Industrial;

Full cost of their half of such improvements
1,158 front feet \$65.00 per front foot

25-1/2 Road from F Road north to F-1/4 Road

West Side - Planned Industrial levied by Power of Attorney;

Full cost of their half of such improvements
1,230 front feet \$110.00 per front foot

East Side - Planned Residential levied by Power of Attorney;

Full cost of their half of such improvements
1,030 front feet \$105.00 per front foot

Residential;

185 front feet \$70.00 per front foot

Walnut Avenue (south side) east of 1st Street

Business;

Full cost of such improvements
257 front feet \$30.00 per front foot

White Avenue from West Avenue east to Hoesch Street

Industrial;

Full cost of their half of such improvements
329 front feet \$70.00 per front foot

Hoesch Street from White Avenue north to West Grand Avenue

Industrial;

Full cost of their half of such improvements
580 front feet \$30.00 per front foot

Cherry Lane north of Unawep and Olson Avenue from Cherry Lane to
27-3/8 Road

Full cost of their half of such improvements
3,040 front feet \$4.00 per front foot

To the estimated assessable cost of \$534,573.00 (said amount reflects estimated credit for existing curb, gutter and/or 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 assessments 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 installment thereof, are by the laws of the State of Colorado, made payable. Interest not to exceed the amount established by the City Council in the assessing ordinance shall be charged on unpaid installments.

On April 21, 1982, at the hour of 7:30 o'clock p.m. in the City 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 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 17th day of March, 1982.

BY ORDER OF THE CITY COUNCIL

CITY OF GRAND JUNCTION, COLORADO

By:

Neva B. Lockhart, City Clerk

PASSED and ADOPTED this 17th day of March, 1982

President of the Council Pro Tempore

Attest:

City Clerk

Upon motion by Councilman Lucero, seconded by Councilwoman Clark and carried by roll call vote, the Resolution numbered 16-82 was passed and adopted as read.

RESOLUTION NO. 17-82 ACCEPTING CROWN POINT CEMETERY

The following Resolution was read:

RESOLUTION NO. 17-82

ADDING CROWN POINT CEMETERY TO THE CITY CEMETERY SYSTEM.

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

That the Crown Point Cemetery be accepted and incorporated into the municipal cemetery system of the City of Grand Junction and that the President of the Council be authorized to sign all necessary plats to effect the same.

PASSED and ADOPTED this 17th day of March, 1982.

President of the Council Pro Tempore

Attest:

City Clerk

Upon motion by Councilwoman Clark, seconded by Councilman Johnson and carried by roll call vote, the Resolution numbered 17-82 was passed and adopted as read.

ADJOURNMENT

Upon motion by Councilman Lucero, seconded and carried, the meeting was adjourned.

Neva B. Lockhart

Neva B. Lockhart, CMC
City Clerk