

Grand Junction, Colorado

August 4, 1982

The City Council of the City of Grand Junction, Colorado, convened in regular session the 4th day of August, 1982, at 7:30 p.m. in the City Council Chambers at City Hall. Those present were Council members Betsy Clark, Frank Dunn, Robert Holmes, Karl Johnson, Gary Lucero, and President of the Council Louis Brach. Councilwoman Arlene Harvey was absent. Also present were City Manager Jim Wysocki, City Clerk Neva Lockhart, and Assistant City Attorney Bourtai Hargrove.

The President called the meeting to order and led in the Pledge of Allegiance.

INVOCATION

Reverend Conard Pyle, First Congregational Church.

MINUTES

Page 4 of the minutes for July 21, 1982, were corrected to reflect that Staff recommended award of contract to "Elam" Construction Company. Upon motion by Councilman Lucero, seconded by Councilman Dunn and carried, the minutes of July 21, 1982, were approved as corrected.

CANVASS ELECTION RETURNS OF SPECIAL ELECTION HELD AUGUST 3, 1982 - DOWNTOWN DEVELOPMENT AUTHORITY TAX INCREMENT FINANCING - APPROVED BY A MAJORITY VOTE OF 135

The City Council canvassed the election returns of the Special Election held August 3, 1982, on the Downtown Development Authority Tax Increment Financing. Upon motion by Councilman Holmes, seconded by Councilwoman Clark and carried, the results were approved and the City Clerk was authorized to file the following copy of the Statement and Certificate of Determination of Result of Special Election held August 3, 1982, with the Secretary of State and publish one copy in both English and Spanish in The Daily Sentinel:

STATE OF COLORADO)		
COUNTY OF MESA)SS		
CITY OF GRAND JUNCTION)		

STATEMENT AND CERTIFICATE OF DETERMINATION OF RESULT OF SPECIAL ELECTION HELD AUGUST 3, 1982

We, the undersigned members of the City Council of the City of Grand Junction, Colorado, and canvassers of election returns for said City hereby certify:

That the following is a true and correct abstract of the votes cast and statement of the result of the special election held in the City of Grand Junction, Colorado, on Tuesday, August 3, 1982, as shown by the judges' abstract for said election:

"Shall the City of Grand Junction, Colorado, be authorized to issue bonds or provide for loans, advances or indebtedness (including, but not limited to, obligations payable from project revenues or special assessments, but not including obligations which are general obligations of the City) and to pledge for the payment of the principal thereof, the interest thereon, and any premiums due in connection therewith the Tax Increment Fund created by Resolution of the City Council on December 16, 1981, containing the ad valorem and municipal sales tax increment funds derived or to be derived from and attributable to development and redevelopment within the Grand Junction, Colorado, Downtown Development Authority, for the purpose of providing public improvements designed to improve traffic and pedestrian circulation within the downtown area, including, but not limited to, property acquisition for off-street parking, off-street surface and structure parking development, right-of-way acquisition, alleyway improvements, channelization, paving, curb and gutter improvements, landscaping, and traffic signal and control facilities, such bonds, loans, advances, and indebtedness not to exceed in aggregate principal amount the sum of \$10,000,000 at a maximum net effective interest rate of 18% per annum and the pledge of the Tax Increment Fund not to exceed 25 years in duration?"

	YES	NO	TOTAL
Ballots Cast At Polls:	126	29	155
Absent Voter Ballots:	9	2	11
TOTAL:	135	31	166

That the issuance of the proposed bonds and the pledge of the Tax Increment Fund therefor has been approved by a majority of the votes cast.

IN WITNESS WHEREOF, we have hereunto set our hands and affixed the seal of the City of Grand Junction, Colorado, this 4th day of August, 1982.

CITY COUNCIL CITY OF GRAND JUNCTION COLORADO

/s/ Louis R. Brach

President

/s/ Frank M. Dunn

President Pro-Tem

/s/ R. W. Holmes

Member

/s/ Elizabeth M. Clark

Member

/s/ Gary Lucero

Member

/s/ Karl M. Johnson

Member

HOWARD LAMPSON RESIGNS FROM CONTRACTORS LICENSING BOARD -
RESIGNATION ACCEPTED

The President read the letter of resignation by Howard Lampson from the Contractors Licensing Board. Upon motion by Councilwoman Clark, seconded by Councilman Holmes and carried, the resignation was accepted.

AMERICAN REGIONAL BASEBALL TOURNAMENT IN GRAND JUNCTION AUGUST 25-26 AND AUGUST 28-29, 1982

Maxie Carrol was present to invite participation in the American Regional Baseball Tournament in Grand Junction August 25-26 and August 28-29, 1982.

LIQUOR AND BEER - RENEWAL OF LICENSES

Upon motion by Councilman Lucero, seconded by Councilwoman Clark with Councilman HOLMES voting NO, the applications for renewal of

licenses by the following businesses were approved:

Williams Market & Delicatessen, 801 N. 1st Street (3.2% Beer)
Dos Hombres Restaurant, 2516 Broadway (Hotel-Restaurant)
Suds 'N Sound, 2825 North Avenue (3.2% Beer)

APPLICATION BY MICHAEL ANTHONY (TONY) WALISKY FOR RETAIL LIQUOR STORE LICENSE AT ANDY'S LIQUORS, 401 NORTH AVENUE (CHANGE OF OWNERSHIP) - APPROVED

Upon motion by Councilman Lucero, seconded by Councilwoman Clark and carried with Councilman HOLMES voting NO, the application by Michael Anthony (Tony) Walisky for retail liquor store license at Andy's Liquors, 401 North Avenue, was approved.

HEARING - PROPOSED ORDINANCE - ZONING AND DEVELOPMENT CODE TEXT AMENDMENT RE: BUS STOP BENCHES WITH APPROVED ADVERTISING WITHIN 15 FEET OF A POSTED PUBLIC BUS STOP SIGN

A hearing was held after proper notice on the petition by the Mesa County Transit System for a Zoning and Development Code Amendment to permit bus stop benches with approved advertising within 15 feet of a posted public bus stop sign. There were no opponents, letters, or counterpetitions.

The following entitled proposed ordinance was read: AMENDING THE SIGN REGULATIONS TO PERMIT ADVERTISING ON BUS STOP BENCHES. Upon motion by Councilman Johnson, seconded by Councilwoman Clark and carried with Council members HOLMES and DUNN voting NO, the proposed ordinance was passed for publication.

HEARINGS - APPLICATIONS BY MESA COLLEGE FOR 3.2% BEER SPECIAL EVENTS PERMITS APPROVED - 10 PERMITS

Hearings were held after proper posting of property on the applications by Mesa College for 3.2% Beer Special Events Permits for Student Body Social Functions on the following dates:

8-27-82 - 8 p.m. to Midnight - Liff Auditorium

9-24-82 - 2 p.m. to 6 p.m. - West Side Saunders Field House

9-25-82 - 1 p.m. to 5 p.m. - West Side Saunders Field House

11-13-82 - 8 p.m. to Midnight - Liff Auditorium

12-3-82 - 8 p.m. to Midnight - Liff Auditorium

Richard Booron was present for the hearings. There were no opponents, letters, or counterpetitions. Upon motion by Councilman Dunn, seconded by Councilwoman Clark and carried with Councilman HOLMES voting NO, the applications were approved. Should any problems arise, subsequent permits could face possible hearing and revocation.

BIDS - AWARD OF CONTRACT - GRAND AVENUE WATERLINE, 2ND STREET TO 5TH STREET AND 3RD STREET INTERSECTIONS - PARKERSON CONSTRUCTION, INC. \$93,089.25

Bids were received and opened August 3, 1982, for the Grand Avenue Waterline Replacement Project from 2nd Street to 5th Street and 3rd Street Interconnections. Bidders were:

R. L. Atkins Construction, Inc. \$112,130.40
In-Line Construction Company, Inc. 99,396.00
Reed Engineering Construction Co. 99,359.50
Parkerson Construction, Inc. 93,089.25

Engineer's Estimate 70,336.00

Staff recommended award of contract to Parkerson Construction, Inc., for its bid of \$93,089.25. Upon motion by Councilman Dunn, seconded by Councilman Johnson and carried, the bids were accepted and the contract for the Grand Avenue Waterline Replacement Project was awarded to Parkerson Construction, Inc. for its low bid of \$93,089.25 and authorized the City Manager to sign said contract.

HEARINGS - APPLICATIONS BY LATIN ANGLO ALLIANCE FOR MALT, VINOUS AND SPIRITUOUS LIQUOR SPECIAL EVENTS PERMITS AT TWO RIVERS PLAZA, 159 MAIN STREET - 2 PERMITS AUGUST 28, 6 P.M. TO 2 A.M. DANCE - SEPTEMBER 18, 5 P.M. TO 2 A.M. FIESTA

Hearings were held after proper notice on the applications by the Latin Anglo Alliance for malt, vinous and spirituous liquor special events permits at Two Rivers Plaza, 159 Main Street, on August 28 from 6 p.m. to 2 a.m. for a dance, and on September 18, 5 p.m. to 2 a.m. for Fiesta. Joe Vigil, 3615 Beechwood Street, was present on behalf of the Latin Anglo Alliance. There were no opponents, letters, or counterpetitions. Upon motion by Councilwoman Clark, seconded by Councilman Johnson and carried with Councilman HOLMES voting NO, the applications were approved.

HEARINGS - APPLICATIONS BY SERTOMA CLUB OF GRAND JUNCTION FOR 3.2% BEER SPECIAL EVENTS PERMITS AT WALKER FIELD AIRPORT AUGUST 28 AND 29, 1982, 9 A.M. TO 7 P.M. FOR 1982 AIR SHOW - 2 PERMITS - APPROVED

Hearings were held after proper notice on the applications by the Sertoma Club of Grand Junction for 3.2% Beer Special Events permits at Walker Field Airport, August 28 and 29, 9 a.m. to 7 p.m. for the 1982 Air Show. Paul Bowers, 2631 Central Drive, was present for Sertoma Club. There were no opponents, letters or counterpetitions. Upon motion by Councilman Johnson, seconded by Councilman Dunn and carried, the application by Sertoma Club for 3.2% beer special events permits on the specified dates was approved.

BIDS - AWARD OF CONTRACT - ORCHARD MESA POOL STRUCTURE GRAND JUNCTION STEEL, \$96,200 FOR THE STEEL - B.C., INC. \$146,503 FOR THE MASONRY

Upon motion by Councilman Dunn, seconded by Councilman Holmes and carried, the contract to provide steel for the Orchard Mesa Pool structure was awarded to Grand Junction Steel for its bid of \$96,200, and the contract for masonry was awarded to B.C., Inc., for its bid of \$146,503, and the City Manager was authorized to sign said contracts.

ORDINANCES ON FINAL PASSAGE

Proof of Publication for the following Ordinances on final passage have been received and filed. Copies of the Ordinances proposed for final passage were submitted in writing to the City Council.

ORDINANCE NO. 2069 - RIGHT-OF-WAY VACATION, SE CORNER OF CANNON STREET AND GRAND MESA AVENUE

Upon motion by Councilman Dunn, seconded by Councilman Lucero and carried with Councilman HOLMES voting NO, the proposed ordinance was called up for final passage and the title only was read: AN ORDINANCE VACATING A RIGHT-OF-WAY IN THE CITY OF GRAND JUNCTION.

There were no comments. Upon motion by Councilman Dunn, seconded by Councilman Johnson and carried by roll call vote with Councilman HOLMES voting NO, the Ordinance was passed, adopted, numbered 2069, and ordered published.

ORDINANCE NO. 2070 - REZONE FROM RMF-32 TO PLANNED BUSINESS, SW CORNER OF 7TH STREET AND ORCHARD AVENUE

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

There were no comments. Upon motion by Councilwoman Clark, seconded by Councilman Holmes and carried by roll call vote, the Ordinance was passed, adopted, numbered 2070, and ordered published.

ORDINANCE NO. 2071 - RIGHT-OF-WAY AND EASEMENT VACATION, NE CORNER OF HILLCREST AVENUE AND WALNUT AVENUE

Upon motion by Councilman Johnson, seconded by Councilman Dunn and carried, the proposed ordinance was called up for final passage and the title only was read: AN ORDINANCE VACATING A RIGHT-OF-WAY AND EASEMENT IN THE CITY OF GRAND JUNCTION.

There were no comments. Upon motion by Councilman Dunn, seconded

by Councilwoman Clark and carried by roll call vote, the Ordinance was passed, adopted, numbered 2071, and ordered published.

ORDINANCE NO. 2072 - REZONE FROM RMF-64 TO PB, 2140 N. 12TH STREET

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

There were no comments. Upon motion by Councilman Johnson, seconded by Councilman Holmes and carried by roll call vote, the Ordinance was passed, adopted, numbered 2072, and ordered published.

PROPOSED ORDINANCE - SUPPLEMENTAL APPROPRIATION FOR POLICE SCHOOL RESOURCE PROGRAM

The following proposed ordinance was read: AN ORDINANCE PROVIDING FOR SUPPLEMENTAL APPROPRIATIONS TO GENERAL FUNDS WITHIN THE CITY OF GRAND JUNCTION. Upon motion by Councilman Johnson, seconded by Councilman Holmes and carried, the proposed ordinance was passed for publication.

RESOLUTION NO. 54-82 - GRANTING REVOCABLE PERMIT IN PUBLIC RIGHT-OF-WAY S OF LOTS 17 THRU 32, W OF LOT 32, BLOCK 76, CITY OF GRAND JUNCTION - TWO HUNDRED GRAND PROPERTIES, INC.

The following Resolution was read:

RESOLUTION NO. 54-82

GRANTING A REVOCABLE PERMIT TO TWO HUNDRED GRAND PROPERTIES, INC.

WHEREAS, Two Hundred Grand Properties, Inc. has petitioned the City Council of the City of Grand Junction, Colorado, for a Revocable Permit to place a wall three to four feet high together with benches and trees in the public right of way south of Lots 17 through 32 and west of Lot 32, Block 76, City of Grand Junction; and

WHEREAS, such action would not be detrimental to the interest of the inhabitants of the City;

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

That the City Manager, on behalf of the City and as the act of the City, be and he is hereby authorized to grant such Revocable Permit to the above-named petitioner for the purpose above described upon the execution by the petitioner of an agreement to save and hold the City harmless from any claims arising out of the

encroachment and use granted, and execution by the petitioner of an agreement that upon the revocation of such Permit, the petitioner will remove said encroachment at its own expense, restoring the right-of-way to its original condition.

PASSED and ADOPTED this 4th day of August, 1982.

President of the Council

Attest:

City Clerk

REVOCABLE PERMIT

WHEREAS, Two Hundred Grand Properties, Inc. has petitioned the City Council of the City of Grand Junction, Colorado, for a Revocable Permit to place a wall three to four feet high together with benches and trees in the public right-of-way south of Lots 17 through 32 and west of Lot 32, Block 76, City of Grand Junction; and

WHEREAS, the City Council is of the opinion that such action would not be detrimental to the City or to any of the inhabitants thereof at this time and has directed the City Manager to issue a permit for such use;

NOW, THEREFORE, IN ACCORDANCE WITH THE ACTION OF THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

There is hereby granted to Two Hundred Grand Properties, Inc. a Revocable Permit to place a three to four foot wall together with benches and trees in the right-of-way as above set forth; provided, however, that said Permit may be revoked by the City Council at its pleasure at any time; provided, further that the above-named petitioner shall agree to indemnify the City and hold it harmless from any and all claims, damages, actions, costs and expenses of every kind in any manner arising out of, or resulting from the permitted use; and further provided that said petitioner shall agree that upon the revocation of such permit, it will, at its own expense, remove said encroachment and restore the right-of-way to its original condition.

DATED this _____ day of _____, 1982.

James E. Wysocki, City Manager

Attest:

City Clerk

AGREEMENT

Two Hundred Grand Properties, Inc., for itself, its successors and assigns, does hereby agree that it will abide by the conditions contained in the forgoing Permit and that it will indemnify the City of Grand Junction and hold it harmless from all claims as recited in said Permit, and further, on revocation of the Permit, it agrees to remove said encroachment and restore the right-of-way to its original condition, all at its own expense.

DATED at Grand Junction, Colorado, this _____ day of _____, 1982.

Two Hundred Grand Properties, Inc.

By:

STATE OF COLORADO)		
) ss		
COUNTY OF MESA)		

The foregoing Agreement was acknowledged before me on this _____ day of _____, 1982, by _____ who is the _____ of Two Hundred Grand Properties, Inc. the petitioner herein.

My Commission expires: _____

Witness my hand and official seal.

Notary Public

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

I.D. ST-82, PHASE D, HORIZON DRIVE FROM I-70 TO H ROAD - RESOLUTION NO. 55-82 OF INTENT TO CREATE DISTRICT - RESOLUTION NO.

56-82 ADOPTING DETAILS, PLANS AND SPECS, AND GIVING NOTICE OF HEARING

The following Resolution was read:

RESOLUTION NO. 55-82

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, PHASE D, 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 on Horizon Drive from I-70 to H Road:

Base course material under vertical curb and gutter with five foot wide detached sidewalk, curbed raised median, turn lanes as required, and a 71 foot wide mat of Hot Mix Bituminous Paving from lip of gutter to lip of gutter that will allow for four lanes of traffic (two lanes west bound - two lanes east bound); also, such storm drainage facilities and intersection improvements as deemed necessary by the City Engineer.

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:

Horizon Drive from I-70 to H Road

Beg Inters of S Li Horizon Dr Wi E Li Sec 36 1N 1W S 133.51 ft to N Li Grand Valley Canal NWly Alg N Li Sd Canal to S Li Horizon Dr NEly Alg Horizon Dr to Beg

Beg SE Cor SW4NE4 Sec 36 1N 1W N 89 deg. 51 min. 40 sec. W 329.64 ft N 0 deg. 08 min. E 240.1 ft N 85 deg. 58 min. 54 sec. E 330.51 Ft N 67 deg. 50 min. 18 sec. E 264.44 ft S 21 deg. 18 min. 31 sec. E to N Li Horizon Dr SWly Alg Horizon Dr to a Point S of Beg N to Beg

Lots 1 and 2 Blk 1 Crossroads Colorado West Sec 36 1N 1W

Lot 5 Replat of Lots 1 thru 5 Blk 2 Crossroads Colorado West Sec 36 1N 1W

Lots 1 and 2 Blk 2 of Replat of Lots 1 thru 5 Blk 2 Crossroads Colorado West Sec 36 1N 1W

That Pt Lots 3 thru 8 Horizon Park Plaza Desc as Foll Beg N Cor

Lot 3 S 40 deg. 10 min. E 304.31 ft N 31.0 ft S 40 deg. 10 min. E 77.38 ft to a Pt S 40 deg. 10 min. E 38.0 ft fr N Cor Lot 8 S 49 deg. 50 min. W 314.66 ft N 40 deg. 10 min. W 153.0 ft to a Pt N 40 deg. 10 min. W 15.0 ft fr S Cor Lot 5 N 49 deg. 50 min. E 147.8 ft N 40 deg. 10 min. W 217.69 ft N 54 deg. 46 min. 30 sec. E 147.41 ft to beg Sec 36 1N 1W as Desc in B-1103 P-504 Co Clerk Office

Lot 2 Horizon Park Plaza Sec 36 1N 1W

Lot 3 Horizon Park Plaza Sec 36 1N 1W Exc Beg N Cor Sd Lot 3 S 40 deg. 10 min. E 120.0 ft S 49 deg. 50 min. W 146.86 ft N 40 deg. 10 min. W 132.69 ft N 54 deg. 46 min. 30 sec. E 147.41 Ft to Beg

Lot 1 and Lot 25 Horizon Park Plaza Sec 36 1N 1W Exc S 50 ft

Beg a Pt N 01 min. E 943 ft fr SW Cor E4NW4SE4 Sec 36 1N 1W N 01 min. E 375.42 ft N 89 deg. 59 min. E 329.64 Ft S 01 min. S 212.84 ft S 63 deg. 44 min. W 367.6 ft to Beg

Beg N 35 deg. 46 min. W 2248.7 ft fr SE Cor sec 36 1N 1W N 23 deg. S 365.8 ft N 43 deg. 38 min. E 150.6 ft to E Li NW4SE4 S 350 ft M-L to Beg

Beg Pt on S R-O-W Li of I-70 465.45 ft S of NW Cor NE4SE4 Sec 36 1N 1W N 42 deg. 32 min. E 426.5 ft N 54 deg. 36 min. E 191.16 ft S 20 deg. 36 min. E 604 ft S 73 deg. 19 min. W 683.5 ft to Pt on W Li NE4SE4 N Alg W Li 337.1 ft to Beg

Beg at a Pt Which is N 82 deg. 02 min. 56 sec. W 684.3 ft fr E4 Cor Sec 36 1N 1W Pt being on S R-O-W Li Horizon Dr S 54 deg. 46 min. 30 sec. W 240 ft S 20 deg. 26 min. E 689.92 ft N 69 deg. 34 min. E 220 ft N 20 deg. 26 min. W 460 ft N 58 deg. 41 min. 22 sec. E 169.8 ft N 20 deg. 26 min. W 300 ft to S R-O-W Li Horizon Dr Alg R-O-W

Lot 1 Blk 1 Grand Junction Technological Center Sub Sec 31 1N 1E

That Pt of SW4NW4 Sec 31 1N 1E N and W of CO Road Exc that part taken-up in C H Four Commercial Park Fil 1

Lot 87 Tech De Sol Replat Lots 2, 3, 4, 5, 6 Block 1 of the Grand Junction Technological Center Subdivision Sec 31 1N 1E

Lot 88 Tech del Sol Replat Lots 2, 3, 4, 5, 6 Block 1 of the Grand Junction Technological Center Subdivision Sec 31 1N 1E

Lot 89 Tech del Sol Replat Lots 2, 3, 4, 5, 6 Block 1 of the Grand Junction Technological Center Subdivision Sec 31 1N 1E

Lot 90 Tech del Sol Replat Lots 2, 3, 4, 5, 6 Block 1 of the Grand Junction Technological Center Subdivision Sec 31 1N 1E

Lot 91 Tech del Sol Replat Lots 2, 3, 4, 5, 6 Block 1 of the Grand Junction Technological Center Subdivision Sec 31 1N 1E

Lot 92 Tech del Sol Replat Lots 2, 3, 4, 5, 6 Block 1 of the Grand Junction Technological Center Subdivision Sec 31 1N 1E

Lot 93 Tech del Sol Replat Lots 2, 3, 4, 5, 6 Block 1 of the Grand Junction Technological Center Subdivision Sec 31 1N 1E

Lot 94 Tech del Sol Replat Lots 2, 3, 4, 5, 6 Block 1 of the Grand Junction Technological Center Subdivision Sec 31 1N 1E

Lot 95 Tech del Sol Replat Lots 2, 3, 4, 5, 6 Block 1 of the Grand Junction Technological Center Subdivision Sec 31 1N 1E

Lot 97 Tech del Sol Replat Lots 2, 3, 4, 5, 6 Block 1 of the Grand Junction Technological Center Subdivision Sec 31 1N 1E

Lot 103 Tech del Sol Replat Lots 2, 3, 4, 5, 6 Block 1 of the Grand Junction Technological Center Subdivision Sec 31 1N 1E

Lots 1 to 23 inclusive and Lots 98-99-100 Tech del Sol Replat Lots 2, 3, 4, 5, 6 Blk 1 of the Grand Junction Technological Center Subdivision Sec 31 1N 1E and That Pt of Lot 101 of Sd Sub Desc Beg at SW Cor Sd Lot 98 S 35 deg. 13 min. 30 sec. E 125 ft to NW Cor Sd Lot 23 N 54 deg. 46 min. 30 sec. E 60 ft to NE Cor Sd Lot 21 N 35 deg. 13 min. 30 sec. W 125 ft to NW Cor Lot 8 S 54 deg. 46 min. 30 sec. W 60 ft to Beg

That Pt Lot 101 as Desc Beg Most SWly Cor Lot 78 in Tech Del Sol a Subdivision of Lots 2, 3, 4, 5, 6 Block 1 Grand Junction Technological Center Sub Sec 31 1N 1E N 54 deg. 46 min. 30 sec. E 180 ft S 35 deg. 13 min. 30 sec. E 62.50 ft S 54 deg. 46 min. 30 sec. W 180 ft N 35 deg. 13 min. 30 sec. W 62.50 ft to Beg and Also Lots 78 through 86 Located in tech del Sol a Subdivision of Lots 2, 3, 4, 5, 6 Block 1 Grand Junction Technological Center Subdivision

Lot 101 Tech del Sol Replat Lots 2, 3, 4, 5, 6 Block 1 of the Grand Junction Technological Center Sub Sec 13 1N 1E Exc That Pt Desc Beg SW Cor Lot 98 Sd Sub S 35 deg. 13 min. 30 sec. E 125 ft to NW Cor Lot 23 N 54 deg. 46 min. 30 sec. E 60 ft to Ne Cor Lot 21 N 35 deg. 13 min. 30 sec. W 125 ft to NW Cor Lot 8 S 54 deg. 46 min. 30 sec. W 60 ft to Beg and Also Exc Beg SW Cor Sd Lot 101 N 35 deg. 13 min. 30 sec. W 125 ft N 54 deg. 46 min. 30 sec. E 120 ft S 35 deg. 13 min. 30 sec. E 125 ft S 54 deg. 46 min. 30 sec. W 120 ft to Beg and Also Exc Beg Most SWly Cor Lot 78 N 54 deg. 46 min. 30 sec. E 180 ft S 35 deg. 13 min. 30 sec. E 62.50 ft S 54 deg. 46 min. 30 sec. W 180 ft N 35 deg. 13 min. 30 sec. W 62.50 ft to Beg

Lots 46 thru 77 Inc All Lot 102 and Beg SW Cor Lot 101 N 35 deg. 13 min. 30 sec. W 125 ft N 54 deg. 46 min. 30 sec. E 120 ft S 35 deg. 13 min. 30 sec. E 125 ft S 54 deg. 46 min. 30 sec. W 120 ft to Beg All in Tech del Sol Replat Lot 2 thru 6 Block 1 Grand Junction Technological Center Sub Sec 31 1N 1E

Lot 1 C H Four Commercial Park Filing No. 1 Sec 31 1N 1E and Sec 36 1N 1W

Lot 2 C H Four Commercial Park Filing No. 1 Sec 31 1N 1E and Sec 36 1N 1W

S2SE4 and SE4SW4 and Lot 4 Sec 30 1N 1E and N2NE4 and NE4NW4 and Lot 1 Sec 31 1N 1E Exc Beg Pt of Intersection S R-O-W H Road and W Li NW4NW4 Sec 31 1N 1E fr which NW Cor Sd Sec 31 bears N 30 ft S 89 deg. 48 min. 40 sec. E 200.10 ft S 33 deg 46 min. 05 sec. E 1468.89 ft S 54 deg. 46 min. 30 sec. W 122.55 ft N 89 deg. 50 min. 20 sec. W 916.46 ft N 1289.87 ft to Beg

Beg Pt of Intersection S R-O-W H Road and W Li NW4NW4 Sec 31 1N 1E fr which NW Cor Sd Sec 31 bears N 30 ft S 89 deg. 48 min. 40 sec. E 200.10 ft S 33 deg. 46 min. 05 sec. E 1468.89 ft S 54 deg. 46 min. 30 sec. W 122.55 ft N 89 deg. 50 min. 20 sec. W 916.46 ft N 1289.87 ft to beg Exc That Portion taken up in C H Four Commercial Park Filing No. 1

Lot 96 Tech del Sol Replat Lots 2, 3, 4, 5, 6 Block 1 of the Grand Junction Technological Center Subdivision Sec 31 1N 1E

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; and a map of the district to be assessed, from which the approximate share of said total cost that will be assessed upon each piece of real estate in the district may be readily ascertained, all as required by Ordinance No. 178, as amended, City of Grand Junction, Colorado.

PASSED and ADOPTED this 4th day of August, 1982.

President of the Council

Attest:

City Clerk

Upon motion by Councilman Johnson, seconded by Councilman Lucero and carried by roll call vote, the Resolution was passed and adopted as read.

The following Resolution was read:

RESOLUTION NO. 56-82

ADOPTING DETAILS, PLANS AND SPECIFICATIONS FOR CONSTRUCTING SIDEWALKS, CURBS AND GUTTERS AND PAVING STREETS IN THE CITY OF GRAND JUNCTION, COLORADO, IN IMPROVEMENT DISTRICT NO. ST-82, PHASE D, 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 THEREOF.

WHEREAS, on August 4, 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 D, 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:

Horizon Drive from I-70 to H Road

Beg Inters of S Li Horizon Dr Wi E Li Sec 36 1N 1W S 133.51 ft to N Li Grand Valley Canal NWly Alg N Li Sd Canal to S Li Horizon Dr NEly Alg Horizon Dr to Beg

Beg SE Cor SW4NE4 Sec 36 1N 1W N 89 deg. 51 min. 40 sec. W 329.64 ft N 0 deg. 08 min. E 240.1 ft N 85 deg. 58 min. 54 sec. E 330.51 ft N 67 deg. 50 min. 18 sec. E 264.44 ft S 21 deg. 18 min. 31 sec. E to N Li Horizon Dr SWly Alg Horizon Dr to a Point S of Beg N to Beg

Lots 1 and 2 Block 1 Crossroads Colorado West Sec 36 1N 1W

Lot 5 Replat of Lots 1 thru 5 Block 2 Crossroads Colorado West Sec 36 1N 1W

Lots 1 and 2 Block 2 of Replat of Lots 1 thru 5 Blk 2 Crossroads Colorado West Sec 36 1N 1W

That Pt Lots 3 thru 8 Horizon Park Plaza Desc as Foll Beg N Cor Lot 3 S 40 deg. 10 min. E 304.31 ft N 31.0 ft S 40 deg. 10 min. 77.38 Pt S E 38.0 ft fr N Cor Lot 8 S 49 deg. 50 min. W 314.66 ft N 40 deg. 10 min. W 153.0 ft to a Pt N 40 deg. 10 min. W 15.0 ft fr S Cor Lot 5 N 49 deg. 50 min. E 147.8 ft N 40 deg. 10 min. W 217.69 ft N 54 deg. 46 min. 30 sec. E 147.41 ft to Beg Sec 36 1N 1W as Desc in B-1103 P-504 Co Clerks Office

Lot 2 Horizon Park Plaza Sec 36 1N 1W

Lot 3 Horizon Park Plaza Sec 36 1N 1W Exc Beg N Cor Sd Lot 3 S 40 deg. 10 min. E 120.0 ft S 49 deg. 50 min. W 146.86 ft N 40 deg. 10 min. W 132.69 ft N 54 deg. 46 min. 30 sec. E 147.41 ft to Beg

Lot 1 and Lot 25 Horizon Park Plaza Sec 36 1N 1W Exc S 50 ft

Beg a Pt N 01 min. E 943 ft fr SW Cor E4NW4 Sec 36 1N 1W N 01 min. E 375.42 ft N 89 deg.59 min. E 329.69 ft S 01 min. W 212.84 ft S 63 deg. 44 min. W 367.6 ft to Beg

Beg N 35 deg. 46 min. W 2248.7 ft fr SE Cor Sec 36 1N 1W N 23 deg. W 365.8 ft N 43 deg. 38 min. e 150.6 ft to E Li NW4SE4 S 350 ft M-L to Beg

Beg Pt on S R-O-W Li of I-70 465.45 ft S of NW Cor NE4SE4 Sec 36 1N 1W N 42 deg. 32 min. E 426.5 ft N 54 deg. 36 min. E 191.16 ft S 20 deg. 36 min. E 604 ft S 73 deg. 19 min. W 683.5 ft to Pt on W Li NE4SE4 N Alg W Li 337.1 ft to Beg

Beg at a Pt which is N 82 deg. 02 min. 56 sec. W 684.33 ft fr E4 Cor Sec 36 1N 1W Pt being on S R-O-W Li Horizon Dr S 54 deg. 46 min. 30 sec. W 240 ft S 20 deg. 26 min. E 689.92 ft N 69 deg. 34 min. E 220 ft N 20 deg. 26 min. W 460 ft N 58 deg. 41 min. 22 sec. E 169.8 ft N 20 deg.26 min. W 300 ft to S R-O-W Li Horizon Dr Alg R-O-W

Lot 1 block 1 Grand Junction Technological Center Sub Sec 31 1N 1E

That Pt of SW4NW4 Sec 31 1N 1E N and W of CO Road Exc that part taken up in C H Four Commercial Parking Filing No. 1

Lot 87 Tech del Sol Replat Lots 2, 3, 4, 5, 6 Block 1 of the Grand Junction Technological Center Subdivision Sec 31 1N 1E

Lot 88 Tech del Sol Replat Lots 2, 3, 4, 5, 6 Block 1 of the Grand Junction Technological Center Subdivision Sec 31 1N 1E

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Lot 95 Tech del Sol Replat Lots 2, 3, 4, 5, 6 Block 1 of the Grand Junction Technological Center Subdivision Sec 31 1N 1E

Lot 97 Tech del Sol Replat Lots 2, 3, 4, 5, 6 Block 1 of the Grand Junction Technological Center Subdivision Sec 31 1N 1E

Lot 103 Tech del Sol Replat Lots 2, 3, 4, 5, 6 Block 1 of the Grand Junction Technological Center Subdivision Sec 31 1N 1E

Lots 1 to 23 inclusive and Lots 98-99-100 Tech del Sol Replat Lots 2, 3, 4, 5, 6 Block 1 of the Grand Junction Technological Center Sub Sec 31 1N 1E and that pt of Lot 101 of Sd Sub Desc Beg at SW Cor Sd Lot 98 S 35 deg. 13 min. 30 sec. E 125 ft to NW Cor Sd Lot 23 N 54 deg. 46 min. 30 sec. E 60 ft to Ne Cor Sd Lot 21 N 35 deg. 13 min. 30 sec. W 125 ft to NW Cor Lot 8 S 54 deg. 46 min. 30 sec. W 60 ft to Beg

That Pt of Lot 101 as Desc Beg Most SWly Cor Lot78 in Tech del Sol a subdivision of Lots 2, 3, 4, 5, 6 Block 1 Grand Junction Technological Center Sub Sec 31 1N 1E N 54 deg.46 min. 30 sec. E 180 ft S 35 deg. 13 min. 30 sec. E 62.50 ft S 54 deg. 46 min. 30 sec. W 180 ft N 35 deg. 13 min. 30 sec. W 62.50 ft to beg and also Lots 78 thru 86 Located in tech del Sol a Subdivision of Lots 2, 3, 4, 5, 6 Block 1 Grand Junction Technological Center Sub

Lot 101 Tech del Sol Replat Lots 2, 3, 4, 5, 6 Block 1 of the Grand Junction Technological center Sub Sec 13 1N 1E Exc that pt Descv Beg Sw Cor Lot 98 Sd Sub S 35 deg. 13 min. 30 sec. E 125 ft to NW Cor Lot 23 N 54 deg. 46 min. 30 sec. E 60 ft to NE Cor Lot 21 N 35 deg. 13 min. 30 sec. W 125 ft to Nw Cor Lot 8 S 54 deg.46 min. 30 sec. W 60 ft to beg and Also Exc Beg SW Cor Sd Lot 101 N 35 deg. 13 min. 30 sec. W 125 ft N 54 deg. 46 min. 30 sec. E 120 ft S 35 deg. 13 min. 30 sec. E 125 ft S 54 deg. 46 min. 30 sec. W 120 ft to Beg and Also Exc Beg Most SWly Cor Lot78 N 54 deg. 46 min. 30 sec. E 180 ft S 35 deg. 13 min. 30 sec. E 62.50 ft S 54 deg. 46 min. 30 sec. W 180 ft N 35 deg. 13 min. 30 sec. W 62.50 ft to Beg

Lots 46 thru 77 Inc all Lot 102 and Beg SW Cor Lot 101 N 35 deg. 13 min. 30 sec. W 125 ft N 54 deg. 46 min. 30 sec. E 120 ft S 35 deg. 13 min. 30 sec. E 125 ft S 54 deg. 46 min. 30 sec. W 120 ft to Beg all in Tech del Sol Replat Lot 2 thru 6 Block 1 Grand

Junction Technological Center Sub Sec 31 1N 1E

Lot 1 C H Four Commercial Park Filing No 1 Sec 31 1N 1E and Sec 36 1N 1W

Lot 2 C H Four Commercial Park Filing No. 1 Sec 31 1N 1E and Sec 36 1N 1W

S2SE4 and SE4SW4 and Lot 4 Sec 30 1N 1E and N2NE4 and NE4NW4 and Lot 1 Sec 31 1N 1E Exc Beg Pt of Intersection S R-O-W H Road and W Li NW4NW4 Sec 31 1N 1E fr which NW Cor Sd Sec 31 bears N 30 ft S 89 deg. 48 min. 40 sec. E 200.10 ft S 33 deg. 46 min. 05 sec. E 1468.89 ft S 54 deg.46 min. 30 sec. W 122.55 ft N 89 deg. 50 min. 20 sec. W 916.46 ft N 1289.87 ft to Beg

Beg Pt of Intersection S R-O-W H Road and W Li NW4NW4 Sec 31 1N 1E fr which NW Cor Sd Sec 31 bears N 30 ft S 89 deg. 48 min. 40 sec. E 200.10 ft S 33 deg. 46 min. 05 sec. E 1468.89 ft S 54 deg. 46 min. 30 sec. W 122.55 ft N 89 deg. 50 min. 20 sec. W 916.46 ft N 1289.87 ft to beg Exc that portion taken up in C H Four Commercial Parking Filing No. 1

Lot 96 Tech del Sol Replat Lots 2, 3, 4, 5,6 Block 1 of the Grand Junction Technological Center Sub Sec 31 1N 1E

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 of 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 D, 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. ST82, PHASE D, 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 D, 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:

Horizon Drive from I-70 to H Road

Beg Inters of S Li Horizon Dr Wi E Li Sec 36 1N 1W S 133.51 ft to N Li Grand Valley Canal NWly Alg N Li Sd Canal to S Li Horizon Dr NEly Alg Horizon Dr to Beg NWly

Beg SE Cor SW4NE4 Sec 36 1N 1W N 89 deg. 51 min. 40 sec. W 329.64 ft N 0 deg. 08 min. E 240.1 ft N 85 deg. 58 min. 54 sec. E 330.51 ft N 67 deg. 50 min. 18 sec. E 264.44 ft S 21 deg. 18 min. 31 sec. E to N Li Horizon Dr SWly Alg Horizon Dr to a Point S of Beg N to Beg

Lots 1 and 2 Block 1 Crossroads Colorado West Sec 36 1N 1W

Lot 5 Replat of Lots 1 thru 5 Block 2 Crossroads Colorado West Sec 36 1N 1W

Lots 1 and 2 Block 2 of Replat of Lots 1 thru 5 Blk 2 Crossroads Colorado West Sec 36 1N 1W

That Pt Lots 3 thru 8 Horizon Park Plaza Desc as Foll Beg N Cor Lot 3 S 40 deg. 10 min. E 304.31 ft N 31.0 ft S 40 deg. 10 min. 77.38 Pt S E 38.0 ft fr N Cor Lot 8 S 49 deg. 50 min. W 314.66 ft N 40 deg. 10 min. W 153.0 ft to a Pt N 40 deg. 10 min. W 15.0 ft fr S Cor Lot 5 N 49 deg. 50 min. E 147.8 ft N 40 deg. 10 min. W 217.69 ft N 54 deg. 46 min. 30 sec. E 147.41 ft to Beg Sec 36 1N 1W as Desc in B-1103 P-504 Co Clerks Office

Lot 2 Horizon Park Plaza Sec 36 1N 1W

Lot 3 Horizon Park Plaza Sec 36 1N 1W Exc Beg N Cor Sd Lot 3 S 40 deg. 10 min. E 120.0 ft S 49 deg. 50 min. W 146.86 ft N 40 deg. 10 min. W 132.69 ft N 54 deg. 46 min. 30 sec. E 147.41 ft to Beg

Lot 1 and Lot 25 Horizon Park Plaza Sec 36 1N 1W Exc S 50 ft

Beg a Pt N 01 min. E 943 ft fr SW Cor E4NW4 Sec 36 1N 1W N 01 min. E 375.42 ft N 89 deg.59 min. E 329.69 ft S 01 min. W 212.84 ft S 63 deg. 44 min. W 367.6 ft to Beg

Beg N 35 deg. 46 min. W 2248.7 ft fr SE Cor Sec 36 1N 1W N 23 deg. W 365.8 ft N 43 deg. 38 min. e 150.6 ft to E Li NW4SE4 S 350 ft M-

L to Beg

Beg Pt on S R-O-W Li of I-70 465.45 ft S of NW Cor NE4SE4 Sec 36 1N 1W N 42 deg. 32 min. E 426.5 ft N 54 deg. 36 min. E 191.16 ft S 20 deg. 36 min. E 604 ft S 73 deg. 19 min. W 683.5 ft to Pt on W Li NE4SE4 N Alg W Li 337.1 ft to Beg

Beg at a Pt which is N 82 deg. 02 min. 56 sec. W 684.33 ft fr E4 Cor Sec 36 1N 1W Pt being on S R-O-W Li Horizon Dr S 54 deg. 46 min. 30 sec. W 240 ft S 20 deg. 26 min. E 689.92 ft N 69 deg. 34 min. E 220 ft N 20 deg. 26 min. W 460 ft N 58 deg. 41 min. 22 sec. E 169.8 ft N 20 deg. 26 min. W 300 ft to S R-O-W Li Horizon Dr Alg R-O-W

Lot 1 block 1 Grand Junction Technological Center Sub Sec 31 1N 1E

That Pt of SW4NW4 Sec 31 1N 1E N and W of CO Road Exc that part taken up in C H Four Commercial Parking Filing No. 1

Lot 87 Tech del Sol Replat Lots 2, 3, 4, 5, 6 Block 1 of the Grand Junction Technological Center Subdivision Sec 31 1N 1E

Lot 88 Tech del Sol Replat Lots 2, 3, 4, 5, 6 Block 1 of the Grand Junction Technological Center Subdivision Sec 31 1N 1E

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Lots 1 to 23 inclusive and Lots 98-99-100 Tech del Sol Replat Lots 2, 3, 4, 5, 6 Block 1 of the Grand Junction Technological Center

Sub Sec 31 1N 1E and that pt of Lot 101 of Sd Sub Desc Beg at SW Cor Sd Lot 98 S 35 deg. 13 min. 30 sec. E 125 ft to NW Cor Sd Lot 23 N 54 deg. 46 min. 30 sec. E 60 ft to Ne Cor Sd Lot 21 N 35 deg. 13 min. 30 sec. W 125 ft to NW Cor Lot 8 S 54 deg. 46 min. 30 sec. W 60 ft to Beg

That Pt of Lot 101 as Desc Beg Most SWly Cor Lot78 in Tech del Sol a subdivision of Lots 2, 3, 4, 5, 6 Block 1 Grand Junction Technological Center Sub Sec 31 1N 1E N 54 deg.46 min. 30 sec. E 180 ft S 35 deg. 13 min. 30 sec. E 62.50 ft S 54 deg. 46 min. 30 sec. W 180 ft N 35 deg. 13 min. 30 sec. W 62.50 ft to beg and also Lots 78 thru 86 Located in tech del Sol a Subdivision of Lots 2, 3, 4, 5, 6 Block 1 Grand Junction Technological Center Sub

Lot 101 Tech del Sol Replat Lots 2, 3, 4, 5, 6 Block 1 of the Grand Junction Technological center Sub Sec 31 1N 1E Exc that pt Descv Beg Sw Cor Lot 98 Sd Sub S 35 deg. 13 min. 30 sec. E 125 ft to Nw Cor Lot 23 N 54 deg. 46 min. 30 sec. E 60 ft to NE Cor Lot 21 N 35 deg. 13 min. 30 sec. W 125 ft to Nw Cor Lot 8 S 54 deg.46min. 30 sec. W 60 ft to beg and Also Exc Beg SW Cor Sd Lot 101 N 35 deg. 13 min. 30 sec. W 125 ft N 54 deg. 46 min. 30 sec. E 120 ft S 35 deg. 13 min. 30 sec. E 125 ft S 54 deg. 46 min. 30 sec. W 120 ft to Beg and Also Exc Beg Most SWly Cor Lot78 N 54 deg. 46 min. 30 sec. E 180 ft S 35 deg. 13 min. 30 sec. E 62.50 ft S 54 deg. 46 min. 30 sec. W 180 ft N 35 deg. 13 min. 30 sec. W 62.50 ft to Beg

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Lot 1 C H Four Commercial Park Filing No 1 Sec 31 1N 1Ea nd Sec 36 1N 1W

Lot 2 C H Four Commercial Park Filing No. 1 Sec 31 1N 1E and Sec 36 1N 1W

S2SE4 and SE4SW4 and Lot 4 Sec 30 1N 1E and N2NE4 and NE4NW4 and Lot 1 Sec 31 1N 1E Exc Beg Pt of Intersection S R-O-W H Road and W Li NW4NW4 Sec 31 1N 1E fr which NW Cor Sd Sec 31 bears N 30 ft S 89 deg. 48 min. 40 sec. E 200.10 ft S 33 deg. 46 min. 05 sec. E 1468.89 ft S 54 deg.46 min. 30 sec. W 122.55 ft N 89 deg. 50 min. 20 sec. W 916.46 ft N 1289.87 ft to Beg

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Lot 96 Tech del Sol Replat Lots 2, 3, 4, 5,6 Block 1 of the Grand

Junction Technological Center Sub Sec 31 1N 1E

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 probable total cost of said improvements as shown by the estimate of the City Engineer is \$1,383,057.00, exclusive of collection, interest and incidentals. The estimate assessable cost is \$548,300.00, also exclusive of costs of collection, interest and incidentals.

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

Horizon Drive from I-70 to H Road: \$100.00 per front foot

To the estimated assessable cost of \$548,300.00 (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 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 same 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 owner of the property in said district, may be paid in ten (10) equal annual installments which become due upon the same date upon which general taxes, or the first installment thereof, are by the laws of the State of Colorado, made payable. Interest not to exceed the amount established by the City Council in the assessing ordinance shall be charged on unpaid installments.

On September 15, 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 4th day of August, 1982.

BY ORDER OF THE CITY COUNCIL\CITY OF GRAND JUNCTION

By:

Neva B. Lockhart
City Clerk

PASSED and ADOPTED this 4th day of August, 1982.

President of the Council

Attest:

City Clerk

Upon motion by Councilman Johnson, seconded by Councilman Dunn and carried by roll call vote, the Resolution was passed and adopted as read.

RESOLUTION NO. 57-82 EXTENDING THE TIME FOR ISSUANCE OF THE INDUSTRIAL DEVELOPMENT REVENUE BONDS PREVIOUSLY COMMITTED TO IN THAT RESOLUTION OF AUGUST 19, 1981, AND INCREASING THE MAXIMUM ISSUE AMOUNT FROM \$800,000 TO \$975,000

The following Resolution was read:

RESOLUTION NO. 57-82

RESOLUTION EXTENDING THE TIME FOR ISSUANCE OF THE INDUSTRIAL DEVELOPMENT REVENUE BONDS PREVIOUSLY COMMITTED TO IN THAT RESOLUTION OF AUGUST 19, 1981, AND INCREASING THE MAXIMUM ISSUE AMOUNT FROM \$800,000 TO \$975,000.

Section 1

Recitals

WHEREAS, the City of Grand Junction previously enacted a Resolution providing for the proposed issuance by it of Industrial Development Revenue Bonds for the benefit of First Security Savings & Loan Association, and entered into a Memorandum of Agreement pertaining thereto on August 19, 1981; and

WHEREAS, that previous Resolution committed the City to issue bonds in the maximum amount of \$800,000 based upon representations made by First Security Savings & Loan at that time; and

WHEREAS, the Resolution and Memorandum of Agreement provided for an expiration of the City's commitment to issue such bonds if the bonds' issuance was not completed within one year of August 19, 1981, but also provided for extension of the Inducement Resolution and Memorandum of Agreement by mutual agreement of the parties;

and

WHEREAS, First Security Savings & Loan has proceeded diligently with development of its project and financing, and has actually begun construction on the project, but has not fully completed the issuance of the bonds upon the basis of which it proceeded with construction; and

WHEREAS, First Security Savings & Loan can and will complete arrangements for the issuance of the bonds in the coming months if the existing Inducement Resolution is extended for a period of six months; and

WHEREAS, the unexpectedly rapid growth of First Security Savings & Loan has prompted changes in the project plans, and increases in building costs have occurred during the past several months justifying an increase in the maximum amount of the bond issue;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Grand Junction, Colorado:

Section 2

Except as modified by this Resolution, all commitments, covenants, terms and conditions of the previous Resolution and Memorandum of Agreement concerning this matter of August 19, 1981, remain in full force and effect, bind both parties hereto.

The date by which the bonds must be issued pursuant to the original Inducement Resolution, Memorandum of Agreement, and this Resolution is hereby extended to March 19, 1983. The maximum authorized amount of the proposed bonds is hereby increased from \$800,000 to \$975,000. Adopted this 4th day of August, 1982.

CITY OF GRAND JUNCTION STATE OF COLORADO

By

President of the Council

Attest:

City Clerk

Accepted:

FIRST SECURITY SAVINGS & LOAN ASSOC.

By

Ken Rabideau, President

Upon motion by Councilman Lucero, seconded by Councilwoman Clark and carried by roll call vote with Councilman HOLMES voting NO, the Resolution was passed and adopted as read.

RESOLUTION NO. 58-82 CONCERNING ID ST-82, PHASE B, ASSESSMENTS

The following Resolution was read:

RESOLUTION NO. 58-82

CONCERNING THE ASSESSMENTS FOR IMPROVEMENT DISTRICT NO. ST-82, PHASE B

WHEREAS, on the 21st day of July, 1982, the City Council created Improvement District No. ST-82, Phase B, in the City of Grand Junction, providing in the Resolution creating the District that a later determination would be made as to the proposed assessments to be made within the District; and

WHEREAS, the City Council after consideration of the evidence as to assessments made at the various Council hearings, has determined proposed assessments, which shall be reviewable as to fairness and benefit prior to the adoption of any ordinance making such assessments;

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

That the assessments within Improvement District No. ST-82, Phase B, shall be as follows:

Orchard Avenue from 23rd Street to 28 Road:
\$41.55 per front foot

Orchard Avenue from 28 Road to 28-1/4 Road
\$35.00 per front foot

Not including costs of collection and other incidentals or interest.

Credits shall be given for existing curb, gutter and sidewalk.

PASSED and ADOPTED this 4th day of August, 1982.

President of the Council

Attest:

City Clerk

Upon motion by Councilman Johnson, seconded by Councilman Lucero and carried by roll call vote with Council members CLARK and HOLMES voting NO, the Resolution was passed and adopted as read.

RESOLUTION NO. 59-82 CONCERNING THE ACQUISITION OF THE PROPERTY OF JOHN E. DUNKIN AND RUTH E. DUNKIN

The following Resolution was read:

RESOLUTION NO. 59-82

CONCERNING THE ACQUISITION OF THE PROPERTY OF JOHN E. DUNKIN AND RUTH E. DUNKIN

WHEREAS, the City of Grand Junction, Colorado, has determined to purchase from John E. Dunkin and Ruth E. Dunkin property situate in the City, County of Mesa, State of Colorado described as:

Lot 23 in Block 101, CITY OF GRAND JUNCTION,

and

WHEREAS, the City proposes to pay the sum of \$25,000 at the time of the closing to the transaction, with the balance of the purchase price to be evidenced by a Purchase Money Note, secured by Purchase Money Mortgage, with security being the land only; and

WHEREAS, action is needed to authorize the execution of the Note and Mortgage;

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

That the President of the Council is authorized, as the act of the City and on behalf of the City, to execute the aforementioned Note and Mortgage.

PASSED and ADOPTED this 4th day of August, 1982.

President of the Council

Attest:

City Clerk

Upon motion by Councilman Holmes, seconded by Councilwoman Clark and carried by roll call vote, the Resolution was passed and adopted as read.

COUNCIL AFFIRMS ACTION OF CITY MANAGER JULY 30, 1982, CONCERNING

USE OF LINCOLN PARK STADIA

Upon motion by Councilman Johnson, seconded by Councilman Dunn and carried, the Council affirmed the action of the City Manager on July 30, 1982, regarding the use of Lincoln Park Stadia.

DDA TAX INCREMENT FINANCING ELECTION

Councilman Johnson expressed his pleasure at the results of the election held August 3, 1982, for the DDA Tax Increment Financing Program.

AIRPORT BOARD

Councilman Dunn reported on a recent Airport Board meeting. The Board entered into a contract with Grand Met for terminal restaurant services. There was discussion among the Council members regarding the Airport Board's advancement of \$400,000 to equip and furnish the restaurant facilities.

Grand Opening of the terminal is scheduled October 21, 22 and 23, 1982.

RATEKIN TOWERS

Councilman Lucero reported on the ribbon cutting of the elderly housing project, Ratekin Towers, 8th and Main Street.

RECREATION CENTER COMMITTEE

President Brach reported that Ruth Cheskaty and Ted Swanson resigned from the Recreation Center Committee for personal reasons. He appointed M. A. Cornelison and Dennis Kirtland.

MAYOR'S REPORT

July 22 - Grand Opening for Boise Cascade (morning)
Grand Opening for Rodeway Inn (afternoon)

July 23 - Meeting with County, City, Chamber, IDI on the proposed Federal Engraving and Printing Building

July 29 - First meeting of Recreation Center Committee
Grand Breaking Orchard Mesa Pool
Ground Breaking for Ratekin Towers

August 3 - Voted as "natural" person for the City in the DDA Tax Increment Financing Election

ADJOURNMENT

The President adjourned the meeting.

Neva B. Lockhart

Neva B. Lockhart, CMC
City Clerk