

Grand Junction, Colorado

March 7, 1984

The City Council of the City of Grand Junction, Colorado, convened in regular session the 7th day of March, 1984, in the City-County Auditorium at City Hall. Those present were Betsy Clark, Frank Dunn, Robert Holmes, Christine Kreissler, Mike Pacheco, Ray Phipps, and President of the Council Gary Lucero. Also present were City Attorney/Acting City Manager Gerald J. Ashby and City Clerk Neva Lockhart.

President of the Council Gary Lucero called the meeting to order and Councilman Pacheco led in the Pledge of Allegiance.

INVOCATION

Reverend Eddie Scroggins, Riverside Baptist Church.

MINUTES

Upon motion by Councilman Pacheco, seconded by Councilman Holmes and carried, the minutes of the regular meeting February 15, 1984, were approved as submitted.

NOEL NORRIS APPOINTED TO 2-YEAR TERM ON CONTRACTORS' LICENSING BOARD

Upon motion by Councilman Dunn, seconded by Councilman Pacheco and carried, Noel Norris was appointed to serve a two-year term on the Contractors' Licensing Board.

GRAND JUNCTION PLANNING COMMISSION - NAMES REQUESTED FOR APPOINTMENTS TO 4-YEAR TERMS

MAYOR WALLACE DOWNER, FRUITA, COLORADO, PRESENTED SILVER CENTENNIAL COIN TO CITY OF GRAND JUNCTION

PROCLAMATION DECLARING WEEK OF MARCH 18-24, 1984, INTERNATIONAL DEMOLAY WEEK

LIQUOR-BEER - APPLICATIONS TO RENEW LICENSES APPROVED

Upon motion by Councilman Dunn, seconded by Councilwoman Clark and carried with Councilman HOLMES voting NO, the applications by the following businesses to renew licenses were approved:

Holiday Inn, 755 Horizon Drive (Hotel-Restaurant)

Stop N Save No. 1, 213 N. 1st Street (3.2% Beer)

LIQUOR - APPLICATION BY M&W OF GRAND JUNCTION, INC., DBA HARRY M'S, 715 HORIZON DRIVE, TO CHANGE CORPORATE STRUCTURE - APPROVED

Upon motion by Councilman Dunn, seconded by Councilwoman Clark and carried with Councilman HOLMES voting NO, the application by M&W of Grand Junction, Inc., doing business as Harry M's, 715 Horizon Drive, to change the corporate structure by adding Walter R. Thomas as Secretary/Treasurer was approved.

HEARING - APPLICATION BY L. JOE PIFER AND JOSEPHINE PIFER FOR 3.2% BEER LICENSE AT VALLEY GROCERY, 484 28 ROAD - DECISION SCHEDULED MARCH 21, 1984

A hearing was held after proper notice on the application by L. Joe Pifer and Josephine Pifer for a 3.2% beer license, sales in sealed containers for "off" premise consumption, at Valley Grocery, 484 28 Road. The following report was read:

"On January 20, 1984, Larry Joe Pifer filed an application and supporting documentation for a 3.2% beer license at 484 28 Road under the trade name of Valley Grocery, for sales in sealed containers. The application and supporting documents were reviewed and accepted, and the hearing date on the application for the license was set for March 7, 1984.

The display ad giving Notice of Hearing was published in The Daily Sentinel February 24, 1984, and the sign giving Notice of Hearing was posted on the property February 24, 1984.

A survey of the area from Gunnison Avenue on the south, to 24th Street on the west, to Elm Avenue on the north, to 28 1/4 Road on the east, including both sides of the streets indicated as boundaries, has been completed by Mrs. June Miller. 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. 115

a. An owner of property in the neighborhood. 25

b. An employee or business lessee of property in the neighborhood. 61

c. An inhabitant of the neighborhood. 48

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. 67

a. An owner of property in the neighborhood. 24

b. An employee or business lessee of property in the neighborhood. 24

c. An inhabitant of the neighborhood. 24

The Police Department has filed a report on the background of the

applicants indicating nothing of a derogatory nature concerning Mr. and Mrs. Pifer. Checks were made through NCIC/CCIC with no record found.

On March 5, the applicants filed a petition containing 95 signatures who favor the issuance of the license.

Similar-type outlets within survey are: 2.

Similar-type outlets within one mile: 8 (including the above 2 licenses)."

The map showing similar-type outlets was reviewed. Mr. and Mrs. Joe Pifer were present represented by their attorney, Dickie Lewis. There were no opponents, letters, or counterpetitions. Mr. Lewis requested that Council waive its policy and approve the application at this meeting. Consensus of Council was to adhere to its policy. A Resolution of Findings and Decision was scheduled on the March 21, 1984, City Council agenda.

BIDS - AWARD OF CONTRACT - WHITE AVENUE WATER LINE REPLACEMENT, 1ST TO 5TH STREETS - PARKERSON CONSTRUCTION, INC. - \$65,512

Bids were received and opened March 1, 1984, for the White Avenue Water Line Replacement Project from First Street to Fifth Street. Bidders were:

M. A. Concrete Construction\$114,307.61	
Eldorado Construction82,398.33	
Lyle States Construction, Inc.81,076.00	
Dejarratt Contracting Company78,911.00	
Schmuester & Associates, Inc.78,703.00	
Commercial Services Construction Co., Inc.72,950.85	
John H. Young Building Contractor, Inc.71,582.60	
Pioneer Construction Company, Inc.70,644.00	

Parkerson Construction, Inc. 65,512.00	
Engineer's Estimate 78,542.50	

Staff recommended award of contract to Parkerson Construction, Inc., for its apparent low bid. Upon motion by Councilman Phipps, seconded by Councilman Holmes and carried, the bids were accepted and the contract was awarded to Parkerson Construction, Inc., for its bid of \$65,512.00.

HEARING - APPLICATION BY DOMESTIC VIOLENCE PROJECT FOR MESA COUNTY, COLORADO, INC., FOR MALT, VINOUS & SPIRITUOUS LIQUOR SPECIAL EVENTS PERMIT AT WESTERN CO CENTER FOR THE ARTS, 1803 N. 7TH STREET, APRIL 6, 1984, FROM 7 P.M. TO 10 P.M. FOR FUND-RAISING EVENT APPROVED - 1ST PERMIT

A hearing was held after proper notice on the application by Domestic Violence Project for Mesa County, Colorado, Inc., for a malt, vinous and spirituous liquor special events permit at the Western Colorado Center for the Arts, 1803 N. 7th Street, on april 6, 1984, from 7:00 p.m. to 10:00 p.m. for a fund-raising event. Susanne Dosh, Director, was present. There were no opponents, letter or counterpetitions. Upon motion by Councilwoman Clark, seconded by Councilwoman Kreissler and carried with Councilman HOLMES voting NO, the application was approved.

HEARING - APPLICATION BY MESA COLLEGE FOR 3.2% BEER SPECIAL EVENTS PERMIT APRIL 14, 1984, FROM 1 PM TO 6 PM AT THE MESA COLLEGE ACTIVITY COMMITTEE'S "MR. BARLEY HOP" - APPROVED - SECOND PERMIT

A hearing was held after proper notice on the application by Mesa College for a 3.2% beer special events permit April 14, 1984, from 1 p.m. to 6 p.m. at the Mesa College Campus Practice Field for the Mesa College Activity Committee's "Mr. Barley Hop." Chris Baker was present representing the Mesa College Activity Committee. There were no opponents, letters or counterpetitions. Upon motion by Councilwoman Kreissler, seconded by Councilman Phipps and carried with Councilman HOLMES voting NO, the application was approved.

RESOLUTION NO. 13-84 - DECISION RE: APPLICATION BY 202 MAIN, INC., FOR RETAIL LIQUOR STORE LICENSE AT 202 MAIN STREET UNDER TRADE NAME OF TWO RIVERS WAREHOUSE LIQUORS - RESOLUTION FAILED TO PASS - APPLICATION DENIED

The following Resolution was read:

RESOLUTION NO. 13-84

OF DECISION ON APPLICATION FOR A RETAIL LIQUOR STORE LICENSE BY

202 MAIN STREET, INC.

WHEREAS, the City Council of the City of Grand Junction on the 1st day of February, 1984, heard the application of 202 Main Street, Inc., for a retail liquor store license for Two Rivers Warehouse Liquors at 202 Main Street, Grand Junction, and having considered the evidence adduced at the hearing; FINDS:

1. The hearing was properly held after due notice thereof, and this decision made this 7th day of March, 1984, after continuance for consideration of evidence.

2. The survey conducted by the City in the neighborhood indicated that of those contacted and responding to that survey, 87 persons favored the issuance of the license and 37 opposed the issuance, in both cases on the basis of the needs of the neighborhood. Of those favoring, 23 designated themselves as being inhabitants of the neighborhood, 48 were employees within it and 21 were owners of property within the neighborhood. Of those opposed, 9 were inhabitants, 22 were employees and 6 were owners of property.

3. There were also City survey forms mailed to the City indicating the position of the sender. There was no way in which these forms could be identified as having been distributed by the City surveyor or by those in opposition to the issuance of the license. A compilation as to these forms showed that 69 favored the issuance of the license while 133 opposed. In the breakdown, among those favoring 3 were inhabitants of the neighborhood, 61 were employees and 7 owned property in the neighborhood. Of those opposed, 23 were inhabitants, 103 were employees and 12 were property owners.

4. An owner of a retail liquor store in the neighborhood also submitted completed City forms. These showed 12 in favor of the issuance of the license with 274 opposed. Of those favoring, 3 were inhabitants, 6 were employees and 3 were owners of property. Of those opposed, 80 were inhabitants, 164 were employees and 49 were owners of businesses.

5. The applicants submitted a petition with signatures expressing the position of owners and operators of downtown businesses within the neighborhood. Of these, 75 of those signing, representing 68 businesses, favored the issuance of the license, indicating the needs of the neighborhood were not being met by existing outlets, while 7 signers, representing 6 businesses, opposed the issuance of the license, believing needs were being met.

6. There are three retail liquor store license outlets within the neighborhood and eleven such outlets, including those three, within one mile of the proposed location.

#### CONCLUSIONS

The City Council is charged with making a determination as to the

needs of the neighborhood and the desires of the inhabitants of that neighborhood as to the issuance of the license applied for from the evidence presented to it at the hearing. Under the case law, the Council is not held solely to the compilation of numbers for and against resulting from surveys or petitions presented. Too, the question of competition is not relevant except in the context of a determination as to needs and desires within the neighborhood. The Council has generally give greater weight to its independent survey within a neighborhood, believing that the independence of the survey conveys a better indication of the true feelings within the neighborhood than one conducted with the pressures of trying to get the application approved or defeated. This would seem to be borne out by the affidavit of the City's surveyor, June M. Miller. Giving somewhat greater weight to the City survey, and considering the nature of the neighborhood (essentially business and commercial) with differing needs than might be found in other neighborhoods, the Council believes the license should issue.

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

That the application of 202 Main Street, Inc., for a Retail Liquor Store License for Two Rivers Warehouse Liquors at 202 Main Street, be approved.

Comments:

Councilman Dunn: "I was very confused about the results of the surveys. And I don't do this too often, but some of the older members of the Council, I know Mr. Holmes will that I once in a while go out and start knocking on doors and make my own surveys. I did this yesterday afternoon on a two-block radius of the proposed liquor store at Western Slope Auto at 2nd and Main. I called on thirty (30) people, most of these were business owners and my question was: We do have an application for a liquor store at 2nd and Main and I asked them if they thought the needs of the neighborhood are being met by the present outlets. The results were kinda surprising and these were . . . twenty-six (26) of those people thought that the needs were being met. There was only four (4) that thought that there was a need for another outlet. And that is an honest survey. And I didn't twist any arms, I just asked them the question were the needs of the neighborhood being met by the present outlets and we did have an application for an additional outlet and it completely changed my idea of what you know trying to go through these petitions I was very confused so I am going to vote on my own survey. I just thought I would like to share that information with the rest of the Council."

Councilman Pacheco: "Mr. Mayor. I'd like to make a brief comment. It . . . from a personal standpoint, it's very difficult for me to at any time try to inhibit or prohibit the opportunity of anybody to engage in business and hopefully provide further business activity downtown. But I think in this case in weighing

the evidence that we received that it's quite evident that the needs of the neighborhood are being met. I concur with Councilman Dunn that the people who live and survive in that area in that part of downtown I think are adequately served, and I would ask that the Council seriously consider that evidence and that at this time they determine that those needs are met not as a vote to prohibit opportunity for anyone to engage in business but just as our responsibility as City Council members to uphold the State law which does allow us to make that determination."

Councilman Dunn: "That's correct. And Mr. Pacheco, that's true. The only basis is are the needs of the neighborhood being met. And that's the determination that I tried to find out you know from the residences surrounding and these were all surrounding that particular area."

Councilwoman Kreissler: "I would hope that we would find a better way as quickly as we possibly can in these surveys. Obviously, the survey system is not working satisfactorily. It is not giving us the information that we need in a manner in which we can properly deal with it. The information we have received from the City's survey shows one thing, the other two surveys show something else, and Mr. Dunn's personal survey really shows a totally different perspective. And I for one find it very difficult to make a decision based on these numbers."

Councilman Holmes: "I would only hope that as we consider our vote in the cases of handing out or the denying of a liquor license that we consider not only the needs of the neighborhood but that we consider the needs of the citizenry and the direction and the health and the climate of our community. I have always maintained that stance, I always will."

It was moved by Councilman Phipps and seconded by Councilwoman Clark that the Resolution be passed and adopted as read. Roll was called upon the motion with the following result:

Councilmembers voting AYE: CLARK, PHIPPS, LUCERO.

Councilmembers voting NO: KREISSLER, HOLMES, DUNN, PACHECO.

A majority having opposed the adoption of the Resolution, then President declared the motion lost and the application denied.

HEARING - CITY OF GRAND JUNCTION COMPREHENSIVE PLAN - CHAPTER 16, HUMAN RESOURCES SERVICES; CHAPTER 6, POPULATION & DEMOGRAPHICS - APPROVED

A hearing was held after proper notice on the City of Grand Junction Comprehensive Plan, Chapter 16, Human Resource Service; and Chapter 6, Population and Demographics. There were no opponents, letters or counterpetitions. Upon motion by Councilman Pacheco, seconded by Councilwoman Kreissler and carried, the two chapters were approved as parts of the City of Grand Junction

Comprehensive Plan.

DECISION RE: NORTHRIDGE ESTATES FILING #4 OUTLINE DEVELOPMENT PLAN

It was moved by Councilman Pacheco and seconded by Councilwoman Clark that the petitioners be required to provide the City with a preliminary development plan of the Northridge Estates Filing #4 and in addition that the petitioners meet with the City Administration to work out an agreement if possible prior to that expenditure and that process actually taking place.

Mr. Joseph Coleman appearing on behalf of the developers: "I would state first of all that we approached the City Planning Staff with the concept of a preliminary plan. They suggested the approach we followed, the sketch plan. We now appear to be full circle where we are being penalized because we did not go the preliminary plan route. That was the City Staff's suggestion. I think the City Staff's suggestion had merit, therefore we followed it and I do not see any reason now to go back and say go to square one. I have spoke with Mr. Ashby. I told him I have no qualms with meeting with him or meeting with anyone with the City if they desire additional information about the exact location of the road. However, I informed him and I inform you that we submitted a sketch plan, we feel we have complied with every requirement of the City, and I think we are entitled to a decision. What I am hearing is that we are being put back to square one and I am quite adamant that I do not feel the City has the right to treat these developers any different than any other developers. We're entitled to a decision, I would like a decision, factfinding has had adequate time to consider all the various alternatives. And whatever the decision the City chooses that's your prerogative but we are entitled to a decision. And regardless of which way the decision goes, I have told Mr. Ashby that we will meet with him immediately and provide whatever additional information we have but that will not either make the sketch plan more appropriate or less appropriate. That will merely be a step on the way to final plat approval and we again would urge you to seriously consider the sketch plan and to make a decision tonight. Thank you."

Councilman Pacheco stated that he still did not see where the City has done anything more than try to give the petitioner every opportunity to proceed in an orderly manner; particularly concerning the question of negotiations that the City has at the present time concerning the purchase of the land. So I really think it's giving them a greater opportunity to further explore what Councilman Pacheco thought would be a better solution. He again submitted his motion.

Councilman Holmes: "I believe that you people will recall that at the last meeting it was my attempt to make a decision be reached at that meeting, and it was pointed out because of possible litigation, ramifications of litigation, many things, I don't know, but anyhow the decision was that we went to factfinding. It's my understanding that in the motion that is being made this



evening to state that it go to a preliminary plan that you are not being asked or forced to do this. It's my understanding from the City Attorney acting as City Manager that it puts it on record and the attempt and the integrity of the attempt is what I am concerned about that it's a valid attempt to sit down and to determine from the City's interests and from the developer's interests what is planned or what is actual as far as the roadway is concerned. To me, and I state this personally not representing Council reflection, but to me what was presented last time was the first time that I heard a viable alternative to going ahead with Horizon Drive. It has been a controversial type of think and there have been many emotional arguments put there and I for one in the past have stated that I felt that was something that needed to be pursued. In view of the present economic climate, in view of many circumstances now existing, I felt, and that's why I pressed for at the last meeting a vote at that time, that what I heard was being presented would maybe, I am not saying it as you perceive it but as I perceived it, it was a circumstance that would allow us to have the best of both worlds. Now if that's not the case why then I've misunderstood what was being presented last time. But for a point of clarification and I ask the Attorney to correct me if I'm mistaken in what I perceived, but by voting in favor of this motion to go to a preliminary it's for record but there will be a genuine sincere attempt made to negotiate with you and establish with you the perimeters of what you're proposing in the way of roadway and if it's agreeable on both sides of the fence you will not indeed be forced to go to preliminary or the expense involved in going to that. Now have I stated it correctly?"

Mr. Ashby: "That's correct."

Councilman Pacheco: "If I can add that to the motion, that intent is I think what the intent of the Council would be tonight."

The motion carried unanimously.

PROPOSED ORDINANCE AMENDING CHAPTER 18, SECTION 19, CODE OF ORDINANCES, ASSESSMENTS IN SEWER DISTRICTS

The following entitled proposed ordinance was read: CONCERNING ASSESSMENTS IN STORM AND SANITARY SEWER DISTRICTS. Upon motion by Councilman Dunn, seconded by Councilman Pacheco and carried, the proposed ordinance was passed for publication.

ORDINANCE ON FINAL PASSAGE-PROOFS OF PUBLICATION

Proofs of Publication on the following Ordinances proposed for final passage had been received and filed. Copies of the Ordinances proposed for final passage had been submitted in writing to the City Council prior to the meeting.

ORDINANCE NO. 2174 - HEARING - AUTHORIZING THE ISSUANCE AND SALE OF \$750,000 INDUSTRIAL DEVELOPMENT REVENUE BONDS - POMA OF AMERICA, INC., PROJECT

Upon motion by Councilman Pacheco, seconded by Councilman Dunn and carried, the following entitled proposed ordinance was called up for final passage and the title was read: AN ORDINANCE AUTHORIZING THE ISSUANCE AND SALE OF \$750,000 AGGREGATE PRINCIPAL AMOUNT OF CITY OF GRAND JUNCTION, COLORADO, INDUSTRIAL DEVELOPMENT REVENUE BONDS (POMA OF AMERICA, INC., PROJECT) SERIES 1984, TO FINANCE PROPERTY SUITABLE FOR COMMERCIAL, BUSINESS OR MANUFACTURING ENTERPRISES; RATIFYING CERTAIN ACTIONS HERETOFORE TAKEN; AUTHORIZING THE EXECUTION AND DELIVERY BY THE CITY OF A LOAN AGREEMENT, INDENTURE OF TRUST, OFFER TO PURCHASE, SAID BONDS AND AMENDMENTS TO THE SERIES 1983 BONDS AND CLOSING DOCUMENTS IN CONNECTION THEREWITH; AND REPEALING ACTION HERETOFORE TAKEN IN CONFLICT HEREWITH.

There were no comments, no opponents, letters or counterpetitions. Upon motion by Councilwoman Clark, seconded by Councilman Pacheco and carried by roll call vote with Councilman HOLMES voting NO, the Ordinance was passed, adopted, numbered 2174, and ordered published.

ORDINANCE NO. 2175 - ZONING SHERIFFS POSSE ANNEXATION PI (PLANNED INDUSTRIAL)

Upon motion by Councilman Pacheco, seconded by Councilman Dunn and carried, the following entitled proposed ordinance was called up for final passage and the title 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 ADDING THE ZONING OF CERTAIN LANDS WITHIN THE CITY.

There were no comments. Upon motion by Councilman Dunn, seconded by Councilman Holmes and carried by roll call vote, the Ordinance was passed, adopted, numbered 2175, and ordered published.

ORDINANCE NO. 2176 - CHANGING THE MEMBERSHIP ON THE FORESTRY BOARD

Upon motion by Councilman Pacheco, seconded by Councilman Dunn and carried, the following entitled proposed ordinance was called up for final passage and the title was read: CHANGING THE MEMBERSHIP ON THE FORESTRY BOARD.

There were no comments. Upon motion by Councilwoman Clark, seconded by Councilman Pacheco and carried by roll call vote, the Ordinance was passed, adopted, numbered 2176, and ordered published.

EMERGENCY ORDINANCE NO. 2177 AMENDING CHAPTER 18, SECTIONS 42 AND 43, CODE OF ORDINANCES CONCERNING PUBLIC IMPROVEMENT DISTRICT BONDS

Upon motion by Councilman Pacheco, seconded by Councilman Dunn and carried, the following entitled proposed ordinance was called up for final passage and the title was read: CONCERNING PUBLIC

IMPROVEMENT DISTRICT BONDS AND DECLARING AN EMERGENCY

There were no comments. Upon motion by Councilman Pacheco, seconded by Councilman Phipps and carried by roll call vote, the Ordinance was passed, adopted, numbered 2177, and ordered published.

IMPROVEMENT DISTRICT I.D. ST-82, PHASE D, HORIZON DRIVE FROM I-70 TO H ROAD - BOND BID AWARD - RESOLUTION NO. 14-84 AUTHORIZING ISSUANCE OF BONDS - ENGINEER'S STATEMENT OF COMPLETION - RESOLUTION NO. 15-84 OF ASSESSMENTS AND GIVING NOTICE OF HEARING

Upon motion by Councilman Phipps, seconded by Councilman Pacheco and carried with Councilwoman CLARK ABSTAINING, the bond bid was awarded to Kirchner, Moore & Company for I.D. ST-82, Phase D, Horizon Drive from I-70 to H Road.

The following Resolution was read:

RESOLUTION NO. 14-84

PROVIDING FOR THE ISSUANCE OF REGISTERED PUBLIC IMPROVEMENT BONDS OF IMPROVEMENT DISTRICT NO. ST-82, PHASE D.

WHEREAS, the City Council of the City of Grand Junction, Colorado, adopted Resolution Creating Improvement District No. ST-82, Phase D, on the 15th day of September, 1982, within said City;

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

1. That for the purpose of paying the cost and expenses of constructing the improvements in said Improvement District No. ST-82, Phase D, including engineering, inspection and other incidental expenses, the City shall issue registered public improvement bonds of said Improvement District No. ST-82, Phase D, dated the 1st day of April, 1984, in the denomination of \$1,000.00 each, numbered 1 to 460, inclusive, due and payable on the 1st day of April, 1994, subject to call and payment, however, at any time prior to the maturity of said bonds, said bonds shall bear interest, payable semiannually, on the first day of April and the first day of October of each year, as evidenced by coupons to be attached to said bonds as follows:

<u>Bonds</u> <u>Nos.PrincipalInt</u> <u>erest</u> <u>RateMaturity</u>			
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01- 60\$60,0006.25%4- 1-85			
61- 10545,0006.50%4- 1-86			
106- 15045,0007.00%4- 1-87			
151- 19545,0007.40%4- 1-88			
196- 24045,0007.75%4- 1-89			
241- 28545,0008.00%4- 1-90			
286- 33045,0008.25%4- 1-91			
331- 37545,0008.50%5- 1-92			
376- 42045,0008.75%4- 1-93			
421- 46040,0009.00%4- 1-94			

In addition to the above interest rates, all bonds will bear registered supplemental interest certificates at the rate of one percent (1%) for the period April 1, 1984, to March 1, 1985.

The principal of, and interest on, said bonds shall be payable at the corporate trust office of the Central Bank of Denver, Denver, Colorado, the said bonds shall be signed with the original or facsimile signature of the President of the City Council, sealed with the original or facsimile seal of the City and attested by the original or facsimile signature of the City Clerk, the certificates shall be signed with the original or facsimile signature of the City Finance Director, and when so executed, said bonds shall be registered in accordance with the law.

2. Said bonds shall be payable out of the proceeds of a special assessment to be levied upon the real estate situate in the City of Grand Junction, in said improvement district, especially benefited by said improvements, and shall also be payable out of available proceeds of an annual one mill tax to be levied on the taxable property in said City, pursuant to People's Ordinance No. 27 of the said City, which tax was voted and authorized to make up deficits in special improvement district funds.

3. Said bonds, the supplemental interest certificates to be attached and the registration certificate to be endorsed thereon, shall be in substantially the following form:

(Form of Registered Bond - Front)

UNITED STATES OF AMERICA

STATE OF COLORADO COUNTY OF MESA

CITY OF GRAND JUNCTION IMPROVEMENT DISTRICT NO. ST-82, PHASE D  
REGISTERED SPECIAL ASSESSMENT BOND

Registered NumberRateMaturi tyDate of Original Issue			
R-April 1, 1984			

The City of Grand Junction, in the County of Mesa, State of Colorado, for value received, hereby promises to pay from the fund or funds hereinafter designated to

or registered assigns, on April 1, 1994, unless this Bond shall have been called for prior redemption, upon surrender hereof, the principal sum of

ONE THOUSAND DOLLARS (\$1,000.00)

and to pay to the registered owner hereof, from the fund or funds hereinafter designated, primary interest only at the rate of \_\_\_\_\_ percent per annum, payable October 1, 1984, and semi-annually thereafter on the first day of April and the first day of October of each year, and additional interest, to the registered owner of the registered supplemental interest certificate, at the rate and for the period stated in the legal opinion printed on the back of this Bond. Principal and interest shall be paid at the corporate trust office of the Central Bank of Denver, Denver, Colorado, or its successor, Paying Agent and Registrar, in any coin or currency of the United States of America which, at the time of payment, is legal tender for the payment of public or private debts, provided interest may be paid to the holder of record on the Record Date by check drawn by the Paying Agent and mailed to the registered owner at his or her address as it appears on the bond registry books maintained by the Paying Agent and Registrar. The Record Date is the fifteenth day of the month next preceding the interest payment date. Bonds of this issue are subject to call and prior payment in direct numerical order on any interest payment date, at par and accrued interest upon twenty (20) days' mailed notice of call.

Further provisions of this Bond are set forth on the reverse side hereof.

This Bond is not valid unless the Registrar's Certificate of Authentication endorsed hereon is duly executed.

IN WITNESS WHEREOF, the City of Grand Junction has caused this Bond to be executed in its name by the facsimile signature of the President of the City Council, a facsimile of the seal of the City to be affixed hereto, and attested by the facsimile signature of the City Clerk

(FACSIMILE SEAL)

CITY OF GRAND JUNCTION

By: (Facsimile Signature)

\_\_\_\_\_  
President of the City Council

ATTESTED AND COUNTERSIGNED:

(Facsimile Signature)

\_\_\_\_\_  
City Clerk

Registrar's Certificate of Authentication

This Bond is one of the Bonds described above. Printed on the reverse side is the text of the opinion of Bond Counsel,

Tallmadge, Tallmadge, Wallace & Hahn, P.C., Denver, Colorado, a signed copy of which is on file with the undersigned and dated as of the date of delivery of and payment for the Bonds.

CENTRAL BANK OF DENVER

By:

\_\_\_\_\_  
Authorized Officer

(Back of Bond)

This Bond is one of a series issued for the purpose of paying part of the costs of making street improvements, including curb, gutter, sidewalk, pavement, storm, drainage and other necessary miscellaneous associated work in Improvement District No. ST-82, Phase D, in the City of Grand Junction, Colorado, by virtue of and in full conformity with the Constitution and laws of the State of Colorado, the Charter of said City, and ordinances and resolutions of the City duly adopted prior to issuance hereof.

This Bond and the interest thereon are payable solely out of the proceeds of special assessments to be levied upon real estate situated in Improvement District ST-82, Phase D, specially benefited by said improvements, which assessments so to be levied, with accrued interest will be liens on said real estate in the respective amounts to be apportioned thereto and assessed by an ordinance of the City, and if necessary from the Special Surplus and Deficiency Fund authorized by said City.

The ordinances of said City provide: "Where all outstanding bonds of a special or local improvement district have been paid and any moneys remain to the credit of the district, they shall be transferred to a special surplus and deficiency fund and whenever there is a deficiency in any special or local improvement district fund to meet the payment of outstanding bonds and interest due thereon, the deficiency shall be paid out of said surplus and deficiency fund."

This Bond may be transferred by the registered owner hereof, or his duly authorized attorney, at the corporate trust office of the Registrar in Denver, Colorado, upon surrender of this Bond accompanied by such executed instruments of transfer as the Registrar may require. Upon any such transfer, a new registered Bond of the same estimated maturity and in the same aggregate principal amount will be issued to the transferee. Bonds of one denomination may also be exchanged by the registered owner hereof for registered Bonds of other authorized denominations, upon surrender of the original Bonds accompanied by such executed transfer documents as the Registrar shall require.

It is hereby certified and recited that the total issue of the bonds of the City for said District, including this Bond, does not exceed the amount authorized by law; that every requirement of law

relating to the creation of said District, the construction of said local improvements, and the issuance of this Bond has been fully complied with by the proper officers of said City; and that all conditions required to exist and things required to be done precedent to and in the issuance of this Bond to render the same lawful and valid, have happened, been properly done and performed and did exist in regular and due time, form and manner as required by law.

For the payment of this Bond and the interest thereon, the City pledges the exercise of all of its lawful corporate powers.

ASSIGNMENT

For Value received, the undersigned registered owner sells, assigns and transfers unto:

(Insert Social Security or other identifying number of Assignee)

\_\_\_\_\_  
(Name and Address of Assignee)

\_\_\_\_\_ the within Bond numbered \_\_\_\_\_, and does hereby irrevocably appoint Central Bank of Denver, or its successor, as Registrar to transfer this Bond on the books kept for registration with full power of substitution in the premises.

Dated: \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
Registered Owner

(Form of Registered Supplemental Interest Certificate)

Registered Supplemental Interest Certificate No. \_\_\_\_\_

On the first day of ??? April October, 19\_\_\_\_\_, unless the Bond to which this Certificate relates, has been called for prior redemption, the City of Grand Junction in the County of Mesa, State of Colorado, will pay to \_\_\_\_\_ or registered assigns, but only out of the fund or funds referred to in the Bond to which this Certificate appertains, the amount set forth below and at the interest rates and for the period set forth below, in any coin or currency of the United States of America which, at the time of payment, is legal tender for the payment of public and private debts, being supplemental interest then due on its City of Grand Junction Improvement District No. ST-82, Phase D, Registered Special Assessment Bond, dated April 1, 1984.



<u>Bond Maturity</u> <u>19Bond</u> <u>NumbersSupplemen</u> <u>tal Interest</u> <u>AmountSupplement</u> <u>al Interest Rate</u>			
\$%			

This Supplemental Interest Certificate commences to accrue interest on \_\_\_\_\_, 19\_\_\_\_\_, and continues to accrue until \_\_\_\_\_, 19\_\_\_\_\_. This Supplemental Interest Certificate may be assigned by the registered owner or his or her duly authorized representative, such assignment to be noted hereon and registered to the assignee as before.

CITY OF GRAND JUNCTION

By: (Facsimile Signature)

\_\_\_\_\_

Registrar's Certificate of Authentication

This Certificate is one of the Certificates described above.

CENTRAL BANK OF DENVER

By:

\_\_\_\_\_  
Authorized Officer

ASSIGNMENT

For value received, the undersigned registered owner sells, assigns and transfers unto:

(Insert Social Security or other identifying number of Assignee)

\_\_\_\_\_  
(Name and Address of Assignee)

the within Supplemental Interest Certificate appertaining to Bonds numbered \_\_\_\_\_, and does hereby irrevocably appoint Central Bank of Denver, or its successor, as Registrar to transfer this Certificate on the books kept for registration with full power of

substitute in the premises.

Dated: \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
Registered Owner

Signature guaranteed:

\_\_\_\_\_

\_\_\_\_\_

The City Clerk is hereby authorized and directed to have printed the bonds authorized by this Resolution and when the same have been executed, to deposit the same in accordance with the resolution.

ADOPTED and APPROVED THIS 7th day of March, 1984.

/s/ Gary A. Lucero

\_\_\_\_\_  
President of the Council

Attest:

/s/ Neva B. Lockhart, CMC

\_\_\_\_\_  
City Clerk

Upon motion by Councilman Dunn, seconded by Councilman Phipps and carried by roll call vote with Councilwoman CLARK ABSTAINING, the bond Resolution was passed and adopted.

The Engineer's statement of completion was accepted.

STREET IMPROVEMENT DISTRICT 1982, PHASE D CITY ENGINEER'S STATEMENT OF COMPLETION

This project consists of City Council designated improvements to Horizon Drive from Interstate 70 to H Road. The improvements included replacement of the bridge over the Highline Canal and reconstruction of Horizon Drive to a Major Arterial Section. The sequence of events is as follows:

Bridge over Highline Canal Horizon Drive Improvements (I-70 to H Road)		
Construction Bid Opening 2-11-82 2-1-83		
Low Bid and Contractor \$140,351.12 Eldorado Const. \$571,195.00 Elam Const.		
Award of Contract by City Council 2-17-82 2- 16-83		
Notice of Proceed Issued to Contractor 2- 22-82 3-7-83		
Completion of Construction 4-27-82 6- 5-83		
Total Contract Amount \$152,607.75 \$587, 677.23		

/s/ Kenneth A. Reedy, P.E.

\_\_\_\_\_  
City Engineer

STREET IMPROVEMENT DISTRICT 1982, PHASE D FINAL COSTS BRIDGE OVER  
HIGHLINE CANAL

Contract Construction by Eldorado Construction \$140,383.83	
Contract Construction by Corn Construction Co. 4,217.65	
City Furnished Materials 51,580.00	

Utility Relocations by Grand Valley Water Users Association800.00	
Traffic control during construction10,342.16	
Construction and Materials - Sub-Total\$207,323.64	
Headgate Relocation840.44	
Engineering, Admin, Financial & Legal Services23,498.32	
Total for Bridge Construction\$231,662.40	

HORIZON DRIVE INTERSTATE 70 TO H ROAD

Contract Construction by Elam Construction, Inc.\$587,677.23	
Contract Construction by Cunningham Const. Co.1,808.00	
Contract Construction by Eldorado Construction Co.12,223.92	
City Furnished Materials827.83	
Utility Relocations by Ute Water499.26	
Traffic Control During Construction461.46	
Street Lighting and Underground Power by Public Service Company of Colorado45,718.00	
Right-of-Way Acquisition116,765.00	
Contractual Fees7,551.10	
Engineering, Admin, Financial &	

Legal Services	<u>59,480.00</u>
Total Cost Except Bonds	\$833,011.80
Cost of Bonds during Construction	40,167.91
Cost of Collection	<u>29,092.92</u>
Street Improvement District, Phase D Cost	\$902,272.63
Assessment Revenue	<u>513,974.85</u>
Resulting City Cost of Street Improvement District 1982, Phase D	\$388,297.78

The following Resolution was read:

RESOLUTION NO. 15-84

WHEREAS, the City Council of the City of Grand Junction, Colorado, has reported the completion of Improvement District No. ST-82, Phase D; and

WHEREAS, the City Council has caused to be prepared a statement showing the assessable cost of the improvements of Improvement District No. ST-82, Phase D, and apportioning the same upon each lot or tract of land or other real estate to be assessed for the same;

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

That the improvements connected therewith in said District be, and the same are hereby, approved and accepted; that said statement be, and the same is hereby, approved and accepted as the statement of the assessable cost of the improvements of said Improvement District No. ST-82, Phase D, to be assessed; and

BE IT FURTHER RESOLVED, that the same be apportioned on each lot or tract of land or other real estate to be assessed for the same, together with interest at the average rate of 9.0323 percent per annum to June 3, 1984; and

BE IT FURTHER RESOLVED, that the City Clerk shall immediately advertise for three days in The Daily Sentinel, a newspaper of general circulation published in said City notice to the owners of the real estate to be assessed, and all persons interested

generally without naming such owner or owners, that said improvements have been completed and accepted, specifying the assessable cost of the improvements and the share so apportioned to each lot or tract of land; that any complaints or objections that may be made in writing by such owners or persons shall be made to the Council and filed with the Clerk within thirty (30) days from the first publication of said notice; that same may be heard and determined by the Council at its first regular meeting after said thirty (30) days and before the passage of the ordinance assessing the cost of the improvements, all being in pursuance of the terms and provisions of Chapter 18 of the Code of Ordinances of the City of Grand Junction, Colorado, being Ordinance No. 178, as amended.

The Notice shall be in the following form:

NOTICE

NOTICE IS HEREBY GIVEN to the owners of the real estate hereinafter described, said real estate comprising the district of lands known as Improvement District No. ST-82, Phase D, and to all persons interested therein as follows:

That the improvements in and for said District, which are authorized by and are in accordance with the terms and provisions of a Resolution passed and adopted on the 4th day of August, 1982, declaring the intention of the City Council of the City of Grand Junction, Colorado, to create a local street improvement district to be known as Improvement District No. ST-82, Phase D, with the terms and provisions of a Resolution passed and adopted on the 4th day of August, 1982, adopting details, plans and specifications for said District; and with the terms and provisions of a Resolution passed and adopted on the 15th day of September, 1982, creating and establishing said District, all being in accordance with the terms and provisions of Chapter 18 of the Code of Ordinances of the City of Grand Junction, Colorado, being Ordinance No. 178, as amended, have been completed and have been accepted by the City Council of the City of Grand Junction, Colorado;

That the whole cost of the improvements to be assessed has been definitely ascertained and is in the sum of \$513,974.85, said amount including six percent (6%) for cost of collection and other incidentals and interest at the rate of 9.0323 percent per annum to June 3, 1984; that the part apportioned to and upon each lot or tract of land within said District and assessable for said improvements is hereinafter set forth; that payment may be made to the Finance Director of the City of Grand Junction at any time within thirty (30) days after the final publication of the assessing ordinance, assessing the real estate in said District for the cost of said improvements, and that the owner so paying should be entitled to an allowance of six percent (6%) for cost of collection and other incidentals.

That any complaints or objections that may be made in writing by the said owner, or owners of land within the said District and assessable for said improvements, or by any person interested, may be made to the City Council and filed in the office of the City Clerk of said City within thirty (30) days from the first publication of this Notice will be heard and determined by the said City Council at its first regular meeting after said last mentioned date and before the passage of any ordinance assessing the cost of said improvements against the real estate in said District, and against said owners respectively as by law provided;

That the sum of \$513,974.85 for improvements is to be apportioned against the real estate in said District and against the owners respectively as by law provided in the following proportions and amounts severally as follows, to-wit:

Legal Description	Assessment
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 Drive SWly Alg Horizon Drive to a Point S of Beg N to Beg	\$33,773.48
Lots 1 & 2 Blk 1 Crossroads Colorado West Sec 36 1N 1W22,225.79	
Lot 5 Replat of Lots 1 thru 5 Blk 2 Crossroads Colorado West Sec 36 1N 1W11,558.71	
Lot 2 Horizon Park Plaza Sec 36 1N 1W12,272.83	
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	

<p>217.69 ft. N 54 deg. 46 min. 20 sec. E 147.41 ft. to Beg Sec 36 1N 1W as Desc in B-1103 P-504 Co Clks Off\$11,031.32</p>	
<p>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 Beg235.73</p>	
<p>Lot 1 and Lot 25 Horizon Park Plaza Sec 36 1N 1W Exc S 50 ft.18,558.91</p>	
<p>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. W 212.84 ft. S 63 deg. 44 min. W 367.6 ft. to Beg28,249.95</p>	
<p>Beg N 35 deg. 46 min. W 2248.7 ft. fr SE Cor Sec 36 1N 1W N 23 deg. W 265.8 ft. N 43 deg. 38 min. E 150.6 ft. to E Li NW4SE4 S 350 ft. M-L to Beg11,270.05</p>	
<p>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 Beg45,948.28</p>	
<p>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 Drive 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 Drive Alg R-O-W S 54 deg. 46 min. 30 sec. W 160 ft. to Beg Exc Tract as Desc in B-970 P-469 and Also Exc R-O-W as Desc in B-</p>	



<p>1426 P-641 Mesa Co Records 18,147.33</p>	
<p>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 120,729.11</p>	
<p>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. 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 Fil 113,170.84</p>	
<p>S2SE4 &amp; SE4SW4 and Lot Sec 30 1N 1E and N2NE4 &amp; NE4NW4 and Lot 1 Sec 31 1N 1E Exc Beg Pt of Intersection of S R-O-W H Road &amp; 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 80,222.39</p>	
<p>Lots 1 and 2 Blk 2 of Replat of Lots 1 thru 5 Blk 2 Crossroads Colorado West Sec 36 1N 1W Exc Beg SEly Cor Sd Lot 1 N 35 deg. 05 min. 30 sec. W 166.6 ft. S 54 deg. 54 min. 30 sec. W 126.2 ft. S 21 deg. 18 min. 31 sec. E to Sly Li Sd Lot 1 N 54 deg. 54 min. 30 sec. E 164.75 ft. to Beg 10,506.52</p>	
<p>Beg SEly Cor Lot 1 Blk 2 Replat of Lots 1 thru 5 in Blk 2 Crossroads Colorado West Sec 36 1N 1W N 35 deg. 05 min. 30 sec. W 166.6 ft. S 54 deg. 54 min. 30 sec. W 126.2 ft. S 21 deg. 18 min. 31 sec. E to Sly Li Sd Lot 1 N 54 deg. 54 min. 30 sec. E 164.7 ft. to Beg Exc R-O-W on SEly Cor</p>	

as Per B-1436 P-73911,898.66	
Lot 1 Blk 1 Grand Junction Technological Center Sub Sec 31 1N 1E and Vac R-O-W Beg N 3150.59 ft. fr SW Cor Sd Sec 31 N 48.97 ft. N 54 deg. 46 min. 30 sec. E 242.46 ft. S 35 deg. 13 min. 30 sec. E 40 ft. S 54 deg. 46 min. 30 sec. W 270.70 ft. to Beg18,144.33	
Lot 87 Tech del Sol Replat Lots 2, 3, 4, 5, 6 Blk 1 of the Grand Jct Technological Center Subdivision Sec 31 1N 1E1,496.69	
Lot 86 Tech del Sol Replat Lots 2, 3, 4, 5, 6 Blk 1 of the Grand Jct Technological Center Subdivision Sec 31 1N 1E\$1,496.69	
Lot 89 Tech del Sol Replat Lots 2, 3, 4, 5, 6 Blk 1 of the Grand Jct Technological Center Subdivision Sec 31 1N 1E1,496.69	
Lot 90 Tech del Sol Replat Lots 2, 3, 4, 5, 6 Blk 1 of the Grand Jct Technological Center Subdivision Sec 31 1N 1E1,496.69	
Lot 91 Tech del Sol Replat Lots 2, 3, 4, 5, 6 Blk 1 of the Grand Jct Technological Center Subdivision Sec 31 1N 1E1,496.69	
Lot 92 Tech del Sol Replat Lots 2, 3, 4, 5, 6 Blk 1 of the Grand Jct Technological Center Subdivision Sec 31 1N 1E1,496.69	
Lot 93 Tech del Sol Replat Lots 2, 3, 4, 5, 6 Blk 1 of the Grand Jct Technological Center Subdivision Sec 31 1N 1E1,496.69	
Lot 94 Tech del Sol Replat Lots 2, 3, 4, 5, 6 Blk 1 of the Grand Jct Technological Center Subdivision Sec 31 1N 1E1,496.69	

<p>Lot 95 Tech del Sol Replat Lots 2, 3, 4, 5, 6 Blk 1 of the Grand Jct Technological Center Subdivision Sec 31 1N 1E1,496.69</p>	
<p>Lot 96 Tech del Sol Replat Lots 2, 3, 4, 5, 6 Blk 1 of the Grand Jct Technological Center Subdivision Sec 31 1N 1E1,496.69</p>	
<p>Lot 97 Tech del Sol Replat Lots 2, 3, 4, 5, 6 Blk 1 of the Grand Jct Technological Center Subdivision Sec 31 1N 1E1,496.69</p>	
<p>Lot 103 Tech del Sol Replat Lots 2, 3, 4, 5, 6 Blk 1 of the Grand Jct Technological Center Subdivision Sec 31 1N 1E7,483.43</p>	
<p>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 Jct 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 Beg14,556.03</p>	
<p>That Pt of Lot 101 as Desc Beg Most SWly Cor Lot 78 1N Tech del Sol a Subdivision of Lots 2, 3, 4, 5, 6 Blk 1 Grand Jct Technological Center Subdivision 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 Blk 1 Grand Jct Technological Center Sub13,470.17</p>	
<p>Lots 46 thru 77 Inclusive all Lot</p>	

102 and Beg SW Cor Lot 101 N 25 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 Blk 1 Grand Jct Technological Center Subdivision Sec 31 1N 1E25,033.57	
Lot 1 C H Four Commercial Park Fil 1 Sec 31 1N 1E and Sec 36 1N 1W Exc R-O-W on Sly Li as Per B- 1430 P-250 and P-952 B-1437 Mesa Co Records31,430.41	
Lot 2 C H Four Commercial Park Fil 1 Sec 31 1N 1E and Sec 36 1N 1W36,593.98	

DATED at Grand Junction, Colorado, this 7th day of March, 1984.

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

By: Neva B. Lockhart, CMC

\_\_\_\_\_

PASSED and ADOPTED this 7th day of March, 1984.

/s/ Gary A. Lucero

\_\_\_\_\_  
President of the Council

Attest:

/s/ Neva B. Lockhart, CMC

\_\_\_\_\_  
City Clerk

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

RESOLUTION NO. 16-84 AUTHORIZING SIGNING OF CHECKS, NOTES, AND  
ENCUMBERING ASSETS, ETC. FOR THE CITY - INTRAWEST BANK - (COPIES  
OF RESOLUTION FILED IN INTRAWEST BANK AGREEMENT FILE)

Resolution No. 16-84 was to register and authorize certain  
employees of the City of Grand Junction to sign checks and notes,  
encumber assets, etc., for the City. Upon motion by Councilman

Dunn, seconded by Councilman Pacheco and carried by roll call vote, the Resolution was passed and adopted as outlined.

ADJOURNMENT

The President adjourned the meeting.

Neva B. Lockhart

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Neva B. Lockhart, CMC  
City Clerk