

Grand Junction, Colorado

April 3, 1985

The City Council of the City of Grand Junction, Colorado, convened in regular session the 3rd day of April, 1985, in the City-County Auditorium at 7:30 p.m. Those present were John Bennett, Betsy Clark, Gary Lucero, and President of the Council Mike Pacheco. Council members Frank Dunn and Ray Phipps were absent (on vacation). Also present were City Manager Mark Achen, City Attorney Gerald Ashby, and City Clerk Neva Lockhart.

Council President Mike Pacheco called the meeting to order and led in the Pledge of Allegiance.

INVOCATION

Reverend Jack Olsen, Columbus Evangelical Free Church.

MINUTES

The minutes of the March 20, 1985, meeting were deferred.

PROCLAMATION DECLARING APRIL 19, 1985, "ARBOR DAY"

PROCLAMATION DECLARING APRIL, 1985, "FRESHAZADAZY MONTH"

PROCLAMATION DECLARING APRIL, 1985, "FAMILY AND PARENTING MONTH"

CANVASSING BOARD - Council members BENNETT, CLARK and LUCERO  
ELECTION RESULTS - stepped down from their seats and joined  
ABSTRACT the audience. Municipal Judge David A. Palmer, Notary Public Maryonna McFerrin, and Notary Public Donald J. Warner sat with Councilman Mike Pacheco on the Canvassing Board. The City Clerk filed her report regarding her findings after review of the returns by the Judges of Election. The following Certificate of Election was filed:

CITY OF GRAND JUNCTION, COLORADO  
CERTIFICATE OF ELECTION  
APRIL 2, 1985

I, Neva B. Lockhart, City Clerk of the City of Grand Junction, Colorado, do hereby certify that the results of the General Municipal Election held in the City on Tuesday, April 2, 1985, were as follows:

Total Votes cast in District "A", Precinct 1	52
Total Votes cast in District "A", Precinct 2	121
Total Votes cast in District "B"	444

Total Votes cast in District "C"	289
Total Votes cast in District "D"	469
Total Votes cast in District "E"	355
Total Votes cast "ABSENTEE"	<u>46</u>

Total Ballots Cast 1776

FOR COUNCILMAN - DISTRICT "A" - FOUR-YEAR TERM

<u>CANDIDATES</u>	Dist. <u>"A1"</u>	Dist. <u>"A2"</u>	Dist. <u>"B"</u>	Dist. <u>"C"</u>	Dist. <u>"D"</u>	Dist. <u>"E"</u>	Absen- tee	<u>TOTAL</u>
John W. Bennett	32	74	322	208	315	235	28	1214
Paul Muldowney	19	45	97	73	114	102	15	465

FOR COUNCILMAN - DISTRICT "B" - TWO-YEAR TERM

<u>CANDIDATES</u>	Dist. <u>"A1"</u>	Dist. <u>"A2"</u>	Dist. <u>"B"</u>	Dist. <u>"C"</u>	Dist. <u>"D"</u>	Dist. <u>"E"</u>	Absen- tee	<u>TOTAL</u>
David N. Berry	17	56	138	95	126	138	9	579
James Leland	33	59	297	183	319	202	35	1128

FOR COUNCILMAN - DISTRICT "D" - FOUR-YEAR TERM

<u>CANDIDATES</u>	Dist. <u>"A1"</u>	Dist. <u>"A2"</u>	Dist. <u>"B"</u>	Dist. <u>"C"</u>	Dist. <u>"D"</u>	Dist. <u>"E"</u>	Absen- tee	<u>TOTAL</u>
Stephen C. Love	43	99	389	260	420	305	37	1553

FOR COUNCILMAN - DISTRICT "E" - FOUR-YEAR TERM

<u>CANDIDATES</u>	Dist. <u>"A1"</u>	Dist. <u>"A2"</u>	Dist. <u>"B"</u>	Dist. <u>"C"</u>	Dist. <u>"D"</u>	Dist. <u>"E"</u>	Absen- tee	<u>TOTAL</u>
Clark L. Carroll	17	33	100	103	108	93	7	461
Gary A. Lucero	23	39	198	106	213	122	24	725
Jeff Ollinger	11	44	128	75	133	134	14	539

FOR COUNCILMAN - CITY AT LARGE - FOUR-YEAR TERM

<u>CANDIDATES</u>	Dist. <u>"A1"</u>	Dist. <u>"A2"</u>	Dist. <u>"B"</u>	Dist. <u>"C"</u>	Dist. <u>"D"</u>	Dist. <u>"E"</u>	Absen- tee	<u>TOTAL</u>
(Betsy)								
Elizabeth M. Clark	17	33	258	124	235	172	28	867
Timothy V. Mannion	34	87	175	162	221	173	77	869

Certified this 3rd day of April, 1985

/s/ Neva B. Lockhart  
Neva B. Lockhart, CMC  
City Clerk

We, the undersigned Canvassing Board, have reviewed the

results of the General Municipal Election held April 2, 1985, and do hereby conclude:

That John W. Bennett has been duly elected as Councilman for District "A" by the greater number of votes.

That James Leland has been duly elected as Councilman for District "B" by the greater number of votes.

That Stephen C. Love has been duly elected as Councilman for District "D" by the greater number of votes.

That Gary A. Lucero has been duly elected as Councilman for District "E" by the greater number of votes.

That Timothy V. Mannion has been duly elected as Councilman for the City at Large by the greater number of votes.

Dated this 3rd day of April, 1985.

/s/ J. P. Mike Pacheco  
J.P. Mike Pacheco  
Councilman, District

/s/ Donald H. Warner, Jr.  
Donald J. Warner, Jr.  
Notary Public  
1340 N. 21st Street  
Grand Junction CO 81501  
Commission Expires: 4-7-87

/s/ Maryonna McFerrin  
Maryonna McFerrin  
Notary Public  
2026 White Avenue  
Grand Junction CO 81501  
Commission Expires: 1-5-86

/s/ David A. Palmer  
David A. Palmer  
Municipal Judge

Upon polling the four members of the Canvassing Board and receiving their affirmative vote, the Certificate of Election was signed and prepared for filing with the Secretary of State and for publication in The Daily Sentinel.

During the Canvassing Board's review of the results of the election, City Attorney Ashby spoke to the question of recounts. He said that it has only been in recent years that recounts have been in certain areas a matter of automatic application. He noted that years ago the only time a recount was available was in the event irregularities could be shown and even broader than that the irregularity had to be such that if shown to be correct it would have affected the outcome of the election. He reviewed an election

a number of years ago between Wayne Aspinall and Howard Schultz when Mr. Schultz lost by 29 votes. He said that at that time the election laws the, as it is now for municipalities, did not provide for a recount unless it can be proved that there are irregularities and it was out of that, because of the difficulty of proving irregularities in most elections because there are not that number of watchers and that sort of thing, came the provision which exists now at the state level and down to the county level which provides that in the event the difference in votes is within a certain percentage there is an automatic recount. Municipalities do not have that as a part of the law. He stated that unless in a municipal election one may show that there are irregularities sufficient to get the matter before a court that only a court can order a recount in a municipal election. He noted that the quality of voting with voting machines is obviously somewhat superior to the voting on paper ballots and the counting of paper ballots. There are so many checks now that are made with the voting machines and the tabulation of votes on the voting machine that it presents a less ability to tamper with election results. Thereupon, the City Clerk presented the logic and accuracy tests that were run on the precinct ballot counters as required by the Colorado Municipal Election Code.

President of the Council Pacheco expressed his appreciation to the members of the Canvassing Board, all the candidates who participated in this election, and to all the newly elected Council members. Oaths of Office will be administered to the newly elected members on May 6, 1985, at 10:00 a.m. in the City-County Auditorium.

Council members BENNETT, CLARK and LUCERO reassumed their chairs. Councilwoman Clark stated that she had no concerns about the accuracy of the election results.

HEARING - PROPOSED ORDINANCE - REZONE FROM H.O. ZONE TO PC ZONE AND FINAL PLAN AND PLAT FOR CH4 COMMERCIAL PARK, NW OF HORIZON DRIVE AND S OF H ROAD

A hearing was held after proper notice on the petition by Bruce Currier for a rezone of property located northwest of Horizon Drive and south of H Road from H.O. to PC and a final plan and plat for CH4 Commercial Park on 16.3 acres for a commercial machine plant. There were no opponents, letters of counterpetitions. Upon motion by Councilwoman Clark, seconded by Councilman Lucero and carried, the plan and plat were approved.

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

PROPOSED ORDINANCE PROHIBITING STOPPING, STANDING OR PARKING OF A

MOTOR VEHICLE ON A SIDEWALK OR IN A SIDEWALK AREA IN A RESIDENTIAL ZONE

The following entitled proposed ordinance was read: AN ORDINANCE PROHIBITING STOPPING, STANDING, OR PARKING OF A MOTOR VEHICLE ON A SIDEWALK OR IN A SIDEWALK AREA IN A RESIDENTIAL ZONE. Upon motion by Councilman Bennett, seconded by Councilman Lucero and carried, the proposed ordinance was passed for publication.

PROPOSED ORDINANCE AMENDING THE WEEK ORDINANCE CODE OF ORDINANCES, CHAPTER 14, ARTICLE II

The following entitled proposed ordinance was read: AN ORDINANCE AMENDING THE WEED ORDINANCE OF THE CITY OF GRAND JUNCTION AND CONCERNING THE CUTTING AND REMOVAL OF WEEDS AND RUBBISH. Upon motion by Councilman Lucero, seconded by Councilman Bennett and carried, the proposed ordinance was passed for publication.

ORDINANCE ON FINAL PASSAGE PROOFS OF PUBLICATION

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

ORDINANCE NO. 2226 - ZONING TEXT AMENDMENTS

Upon motion by Councilman Lucero, seconded by Councilwoman Clark and carried, the following proposed ordinance was called up for final passage and the title was read: AMENDING THE ZONING AND DEVELOPMENT CODE AND CONCERNING HOME OCCUPATIONS, BUSINESS RESIDENCES, THE PLANNING COMMISSION, COUNSELING CENTERS, STREET DEDICATION, VARIANCES, SIGNS, SMALL ANIMAL SPACING AND HOME-GROWN PRODUCE.

There were no comments. Upon motion by Councilman Bennett, seconded by Councilwoman Clark and carried by roll call vote, the Ordinance was passed and adopted as amended, numbered 2226, and ordered published.

ORDINANCE NO. 2227 - ZONING FAIRWAY PARK ANNEXATION (VIKING CONDOS) PR-8

Upon motion by Councilman Lucero, seconded by Councilwoman Clark 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 CHARTER 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 Lucero, seconded by Councilman Bennett and carried by roll call vote, the Ordinance was passed, adopted, numbered 2227, and ordered published.

I.D. ST-85, PHASE B - PATTERSON ROAD FROM 7TH ST TO 12TH ST AND 27 1/2 RD TO 28 1/4 RD - RESOLUTION NO. 20-85 DECLARING INTENT TO CREATE DISTRICT - RESOLUTION NO. 21-85 ADOPTING DETAILS, PLANS AND SPECS, AND GIVING NOTICE OF HEARING

The following Resolution was read:

RESOLUTION NO. 20-85

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-85, PHASE B, 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 Patterson Road from 7th Street to 12th Street and 27 1/2 Road to 28 1/4 Road:

PATTERSON ROAD, 7TH STREET TO 12TH STREET

Hot Mix Bituminous Paving: Two 12-foot wide outside lanes and two 11-foot wide inside lanes of through traffic (two eastbound and two westbound) and a 13-foot wide center lane for turning movements. Overall thickness is 5 inches.

Concrete: North side - 8 foot monolithic vertical curb, gutter and attached sidewalk (2 feet of curb and gutter and 6 foot sidewalk); South side - 2 foot monolithic vertical curb and gutter.

Sub-Base: 6 inch aggregate base course.

Storm Drainage & Irrigation Systems: As deemed necessary by the City Engineer.

PATTERSON ROAD, 27 1/2 ROAD TO 28 1/4 ROAD

Hot Mix Bituminous Paving: Varies from four 11-foot wide lanes of through traffic (two eastbound and two westbound) and a 17-foot wide center lane for turning movements, to four 11-foot wide lanes and a 15-foot wide center lane. Overall thickness is 5 inches.

Concrete: North side - 8 foot monolithic vertical curb, gutter and attached sidewalk (2 feet of curb and gutter and 6 foot sidewalk); South side - 2 foot monolithic vertical curb and gutter.

Sub-Base: 15 inch aggregate base course.

Storm Drainage & Irrigation Systems: 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:

PATTERSON ROAD, 7TH STREET TO 12TH STREET

Land being a portion of Sec 2, T1S, R1W of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, more particularly described as follows:

All of Walker Heights Sub except lot 1 as recorded in Plat Book 11, Page 55, in the Office of the Mesa County Clerk and Recorder;

Also, all of Viewpoint Sub, except Blk 2 as recorded in Plat Book 9, Page 92, in the Office of the Mesa County Clerk and Recorder;

Also, all of Viewpoint Sub Replat of Blk 2 as recorded in Plat Book 9, Page 148, in the Office of the Mesa County Clerk and Recorder;

Also, all of Northern Hills Sub as recorded in Plat Book 9, Page 103, in the Office of the Mesa County Clerk and Recorder;

Also, all of the First Addition Northern Hills Sub, except Lots 7 and 8, as recorded in Plat Book 9, Page 198, in the Office of the Mesa County Clerk and Recorder;

Also, all of Replat of Lots 7 and 8, First Addition Northern Hills Sub and Second Addition Northern Hills Sub, except Lots 13 and 14 as recorded in Plat Book 11, Page 14, in the Office of the Mesa County Clerk and Recorder;

Also, all of Replat of Lots 13 and 14, Second Addition Northern Hills Sub, as recorded in Plat Book 11, Page 36, in the Office of the Mesa County Clerk and Recorder;

Also, all of Bennett Sub as recorded in Plat Book 11, Page 218, in the Office of the Mesa County Clerk and Recorder;

Also, beginning 50 ft W and 50 ft N of SE Cor, Sec 2, 1S, 1W, W 274.67 ft, N 0 deg. 01 min. E 280.56 ft, E 274.67 ft, S 0 deg. 01 min. W 280.56 ft to beginning;

Also, beginning 324.67 ft W of SE Cor, Sec 2, 1S, 1W, N 330.56 ft, W 324.95 ft, S 21 deg. 58 min. W 215.43 ft, S 28 deg. 46 min. W 149.18 ft, E 477.23 ft to beginning, except ROW on S as per RD Book 1424, Page 729, in the Office of the Mesa County Clerk and Recorder;

Also, beginning 1080.4 ft E of SW Cor of the SE4 Sec 2, 1S, 1W, N 326.7 ft, E 100 ft, S 326.7 ft, W 100 ft to beginning, except S 30 ft for ROW as per RD Book 2, Page 5, and Book 936, Page 145, in the Office of the Mesa County Clerk and Recorder;

Also, beginning 1080.4 ft E of S4 Cor, Sec 2, 1S, 1W, N 196 ft, W 103 ft, S 196 ft, E 103 ft to beginning, except N 5 ft thereof and except S 30 ft for ROW as per Book 2, Page 5, in the Office of the Mesa County Clerk and Recorder;

Also, beginning 947.4 ft E of SW cor of SE4 Sec 2, 1S, 1W, N 150 ft to Grand Valley Canal, southerly along canal to S line of SE4, E to beginning, except S 30 ft for ROW as per Book 2, Page 5, in the Office of the Mesa County Clerk and Recorder;

Also, beginning 1080.4 ft E and 191 ft N of S4 Cor Sec 2, 1S, 1W, W 103 ft, N 125.7 ft, E 103 ft, S to beginning;

Also, beginning 947.4 ft E and 150 ft N of S4 Cor Sec 2, 1S, 1W, N 121 ft, W to E bank Grand Valley Irrigation canal, southeasterly along canal bank to point W of beginning, E to beginning.

Land being a portion of Sec 11, T1S, R1W of the Ute Meridian, in the City of Grand Junction, County of Mesa, State of Colorado, more particularly described as follows:

All of Village Fair Sub as amended, as recorded in Plat Book 13, Page 11, in the Office of the Mesa County Clerk and Recorder;

Also, beginning 340 ft E of N4 Cor, Sec 11, 1S, 1W, S 150 ft, northeasterly 140 ft, N 125 ft to N boundary line Sec 11, W to beginning, except that part beginning 449 ft E of N4 Cor, S 175 ft, E 100 ft, N 175 ft, W 100 ft to beginning, except N 50 ft for Road ROW as described in Book 1501, Pages 438-440, in the Office of the Mesa County Clerk and Recorder.

Also, beginning 449 ft E of N4 Cor, Sec 11, 1S, 1W, S 175 ft, E 100 ft, N 175 ft, W 100 ft to beginning, except N 50 ft for Road as described in Book 1032, Page 71 and Book 1501, Pages 438-440, in the Office of the Mesa County Clerk and Recorder;

Also, beginning 477.75 ft E of N4 Cor, Sec 11, 1S, 1W, S 125 ft, northeasterly to a point 90 ft S and 685 ft E of N4 Cor, N 90 ft, W 207.25 ft to beginning, except that part beginning 449 ft W of N4 Cor, S 175 ft, E 100 ft, N 175 ft, W 100 ft to beginning, except N 50 ft for Road ROW as described in Book 1501, Pages 438-440, in the Office of the Mesa County Clerk and Recorder;

Also, beginning 691 ft W of NE Cor, Sec 11, 1S, 1W, S to northeasterly line Grand Valley Canal, northwesterly along Canal to intersection with N line Sec 11, E to beginning, except L B C RR ROW;

Also, beginning 691.4 ft W of NE Cor, Sec 11, 1S, 1W, S 249 ft to Grand Valley Canal ROW, southeasterly along ROW 196.5 ft to a point S of a point 150 ft E of beginning, N 376 ft, W 150 ft to beginning.



PATTERSON ROAD, 27 1/2 ROAD TO 28 ROAD

Land being a portion of Sec 12, T1S, R1W of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, more particularly described as follows:

All of El Corona Sub a recorded in Plat Book 7, Page 53, in the Office of the Mesa County Clerk and Recorder;

Also, Lots 15 through 18, Lots 20 through 26, Lots 38 through 62, the S 83 ft of Lot 51, and all of Lot 19 except beginning at the NW Cor of Lot 21, Mantey Heights, Sec 12, 1S, 1W, N 50 deg. 43 min. W 114 ft, S 39 deg. 17 min. W 100 ft, S 50 deg. 43 min. E 114 ft, N 39 deg. 17 min. E 100 ft to beginning, being in Mantey Heights Sub as recorded in Plat Book 7, Page 26A, in the Office of the Mesa County Clerk and Recorder;

Also, beginning at the NW Cor of the NW4NE4 Sec 12, T1S, R1W, Ute Meridian, thence S 00 deg. 06 min. 00 sec. W 45.00 ft to Point of Beginning, thence S 00 deg. 06 min. 00 sec. W 50.06 ft, thence N 90 deg. 00 min. 00 sec. E 50.17 ft; thence N 00 deg. 00 min. 00 sec. E 50.00 ft, thence N 89 deg. 56 min. 00 sec. W 50.08 ft to Point of Beginning;

Also, that part of Lot 1, Block 1 Intermountain Bible College Sub, Sec 12, 1S, 1W, described as follows: beginning S 89 deg. 56 min. E 50 ft and S 50 ft from NW Cor NW4NE4 said Sec 12, S 89 deg. 56 min. E 264.91 ft, S 0 deg. 06 min. W 449 ft, N 89 deg. 56 min. W 315 ft, N 0 deg. 06 min. E 403.94 ft, E 50.17 ft, N 45 ft to beginning;

Also, Lot 1, Block 1 Intermountain Bible College, Sec 12, 1S, 1W, except E 560 ft and except beginning S 89 deg. 56 min. E 50 ft and S 50 ft from NW Cor NW4NE4 of said Sec 12, S 89 deg. 56 min. E 264.91 ft, S 0 deg. 06 min. W 449 ft, N 89 deg. 56 min. W 315 ft, N 0 deg. 06 min. E 403.94 ft, E 50.17 ft, N 45 ft to beginning;

Also, E 560 ft of Lot 1, Block 1 Intermountain Bible College, Sec 12, 1S, 1W;

Also, beginning at the NW Cor E4NW4NE4 Sec 12, 1S, 1W, S 315 ft, N 55 deg. 55 min. E 205.3 ft, N 200 ft, W 170 ft to beginning;

Also, all that part of the E4NW4NE4 Sec 12, 1S, 1W, lying N of Grand Valley Canal, except beginning at the NW Cor of the E4NW4NE4, S 315 ft, N 55 deg. 55 min. E 205 ft, N 200 ft, W 170 ft to beginning and except beginning at the NE Cor E4NW4NE4, S 1123.3 ft, N 74 deg. 27 min. W 170.9 ft, N 758.64 ft, E 84.75 ft, N 315 ft, E 80.25 ft to beginning;

Also, beginning at the NE Cor NW4NE4 Sec 12, 1S, 1W, S 1123.3 ft, N 74 deg. 27 min. W 170.9 ft, N 758.64 ft, E 84.75 ft, N 315 ft, E 80.25 ft to beginning;

Also, beginning at the NW Cor of the NE4NE4 Sec 12, 1S, 1W, S 418 ft, E 209 ft, N 418 ft, W to beginning, except ROW on N as per Book 1473, Page 555, in the Office of the Mesa County Clerk and Recorder.

Land being a portion of Sec 1, T1S, R1W of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, more particularly described as follows:

Pheasant Run Condominiums, except Spring Valley Condominiums, as recorded in Plat Book 12, Page 361, in the Office of the Mesa County Clerk and Recorder;

Also, Spring Valley Townhome Condominiums, Reception No. 1269899 in the Office of the Mesa County Clerk and Recorder;

Also, beginning 30 ft N of the SW Cor SE4SE4 Sec 1, 1S, 1W, E 240 ft, N 25 deg. 58 min. W 165 ft, N 81 deg. 25 min. W 100 ft, N 26 deg. 41 min. W 153.4 ft to W line SE4SE4 S 300.3 ft to beginning.

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\*Land being a portion of Sec 7, T1S, R1E of the U.M. in the City of Grand Junction, County of Mesa, State of Colorado, more particularly described as follows:

Lots 1 through 14, Lots 27 through 38 and Lots 63 through 65, Mantey Heights Sub as recorded in Plat Book 7, Page 26A, in the Office of the Mesa County Clerk and Recorder, and the Replat of Lots 10 through 15, Mantey Heights Sub as recorded in Plat Book 12, Page 470, in the Office of the Mesa County Clerk and Recorder;

Also, the W 178.6 ft of Lot 1 and the E 235.00 ft of Lot 1 of Landing Heights Nursing Care Center as recorded in Plat Book 11, Page 158, in the Office of the Mesa County Clerk and Recorder;

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 3rd day of April, 1985.

/s/ J.P. Mike Pacheco

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President of the Council

Attest:

/s/ Neva B. Lockhart, CMC

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City Clerk

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

The following Resolution was read:

RESOLUTION NO. 21-85

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-85, PHASE B, DETERMINING THE NUMBER OF INSTALLMENTS AND THE TIME IN WHICH THE COST OF SAID IMPROVEMENTS SHALL BE PAYABLE, THE RATE OF LANDS TO BE ASSESSED WITH THE COST OF THE PROPOSED IMPROVEMENTS, AND AUTHORIZING NOTICE OF INVENTION TO CREATE SAID DISTRICT AND OF A HEARING THEREOF.

WHEREAS, on April 3, 1985, 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-85, Phase B, 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 is as follows:

(Property descriptions identical to those listed in Resolution No. 20-85)

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 exist, 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-85, Phase B, and of a hearing thereof, shall be given by advertisement in one issue of The Daily Sentinel, a newspaper of general circulation published in said City which Notice shall be in substantially the following form:

NOTICE

OF INTENTION TO CREATE IMPROVEMENT DISTRICT NO. ST-85, PHASE B, 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-85, Phase B, 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:

Lot 12 Walker Heights Sub Sec 2 1S 1W

Lot 13 Walker Heights Sub Sec 2 1S 1W

Beg 947.4 ft E of SW Cor SE4 Sec 2 1S 1W N 150 ft W to Grand Valley Canal Southerly along Canal to S Li SE4 E to Beg Exc S 30 ft for ROW per Rd B-2 P-5 of Mesa County Records

Beg 1080.4 ft E of S4 Cor Sec 2 1S 1W N 196 ft W 103 ft S 196 ft E 103 ft to Beg Exc N 5 ft thereof and Exc S 30 ft for ROW per Rd B-2 P-5 of Mesa Co Records

Beg 1080.4 ft E of SW Cor SE4 Sec 2 1S 1W N 326.7 ft E 100 ft S 326.7 ft W 100 ft to Beg Exc S 30 ft for ROW Per Rd B-2 P-5 and B-936 P-146 of Mesa Co Records

Lot 2 Bennett Sub Sec 2 1S 1W

Lot 1 and 2 Blk 2 Northern Hills Estates a Replat of Lots 13 and 14 2nd Add Northern Hill Sub Sec 2 1 S 1W

Lots 3, 4, 5 Blk 1 Northern Hills Estates a Replat of Lots 13 and 14 2nd Add Northern Hills Sub Sec 2 1S 1W

Lot 12 Blk 1 Northern Hills Estates a Replat of Lots 13 and 14 2nd Add Northern Hills Sub Sec 2 1S 1W

Beg 324.67 ft W of SE Cor Sec 2 1S 1W N 330.56 ft W 324.95 ft S 21 deg. 58 min. W 215.43 ft S 28 deg. 46 min. W 149.18 ft E 477.23 ft to Beg Exc ROW on S as Per B-1424 P-729 Mesa Co Records

Beg 50 ft W and 50 ft N of SE Cor Sec 2 1S 1W W 274.67 ft N 00 deg. 01 min. E 280.56 ft E 274.67 ft S 0 deg. 01 min. W 280.56 ft to Beg

Beg 340 ft E of N4 Cor Sec 11 1S 1W S 150 ft NEly 140 ft N 125 ft to N boundary line Sec 11 W to Beg Exc that part Beg 449 ft E of N4 Cor S175 ft E 100 ft N 175 ft W 100 fr to Beg Exc N 50 ft for Road ROW as Desc in B-1501 P-438 thru 440 Mesa Co Records

Beg 449 ft E of N4 Cor Sec 11 1S 1W S 175 ft E 100 ft N 175 ft W 100 ft to Beg Exc N 50 ft for Road as Desc in B-1032 P-71 and B-1501 P 438 thru 440 Mesa Co Records

Beg 477.75 ft E of N4 Cor Sec 11 1S 1W S 125 ft NEly to a point 90 ft S and 68 ft E of N4 Cor N 90 ft W 207.25 ft to Beg Exc that part Beg 449 ft W of N4 Cor S 175 ft E 100 ft N 175 ft W 100 ft to Beg Exc N 50 ft for Road ROW as Desc in B-1501 P-438 thru 440 Mesa Co Records

Beg 691 ft W of NE Cor Sec 11 1S 1W S to NEly Li Grand Valley Canal NWly along Canal to Inters with N Li Sec 11 E to Beg Exc L B C RR ROW

Beg 691.4 ft W of NE Cor Sec 11 1S 1W S 249 ft to Grand Valley Canal ROW SEly along ROW 196.5 ft to a point S of a point 150 ft E of Beg N 376 ft W 150 ft to Beg

Lot 5 Village Fair Sub as Amended Sec 11 1S 1W

TR A of Village Fair Sub as Amended Sec 11 1S 1W

Lot 1 Village Fair Sub as Amended Sec 11 1S 1W

Lot 1 First Add to Northern Hills Sub Sec 2 1S 1W

Lot 2 First Add to Northern Hills Sub Sec 2 1S 1W

Lot 3 First Add to Northern Hills Sub Sec 2 1S 1W

Lot 7 Replat Lots 7 and 8 1st Add Northern Hills Sub and Second Add Northern Hills Sub Sec 2 1 S 1W

Lot 10 Replat Lots 7 and 8 1st Add Northern Hills sub and 2nd Add Northern Hills Sub Sec 2 1S 1W

Lot 12 Replat of Lots 7 and 8 1st Add Northern Hills Sub and 2nd Add Northern Hills Sub Sec 2 1S 1W

Lot 4 First Add to Northern Hills Sub Sec 2 1S 1W Exc TR in Bk 943 P-515 Co Clerk Office

Lot 5 First Add to Northern Hills Sub Sec 2 1S 1W Exc Beg NE Cor Lot 5 W 15 ft SWly to SW Cor Foll TR N 379 ft of E2SE4SE4 Sec 2 1S 1W Lying E of L B C RR N 5 deg. 55 min. 30 sec. E along E boundary first Add to Norther Hills Sub to Beg

Lot 6 First Add to Northern Hills Sub Sec 2 1S 1W Exc TR in Bk 943 P-515 Co Clerks Office

Lot 8 and that Pt Lot 9 Desc as Foll Beg N 5 deg. 22 min. 30 sec. E 25 ft N 47 deg. 38 min. 30 sec. W 120.17 ft fr SE Cor Lot 9 N 47 deg. 38 min. 30 sec. W 42.53 ft S 11 deg. 56 min. E 34.80 ft N 77 deg. 26 min. E 24.82 ft to Beg Exc Beg Sly tip Lot 8 N 5 deg. 22 min. 30 sec. E 103.38 ft S 77 deg. 26 min. E 100.9 ft S 47 deg. 38 min. 30 sec. E 120.17 ft to Beg all in Replat of Lots 7 and 8 First Add Northern Hills Sub and Second Add Northern Hills Sub Sec 2 1S 1W

Beg Com Cor between Lots 8 and 9 Replat of Lots 7 and 8 First Add Northern Hills Sub and Second Add Northern Hills Sub Sec 2 1S 1W S 47 deg. 38 min. 30 sec. E 14 ft S 11 deg. 56 min. E 34.8 ft N 77 deg. 26 min. E 125.72 ft S 5 deg. 22 min. 30 sec. W 128.38 ft S 86 deg. 58 min. W 76.48 ft N 17 deg. 56 min. 39 sec. W 82.28 ft N 67 deg. 33 min. 17 sec. W 29.38 ft N 11 deg. 56 min. W 38.04 ft N 47 deg. 38 min. 30 sec. W 10.77 ft along Arc of Curve to L Rad is 50 ft Chord Bears N 51 deg. 28 min. 43 sec. E 20.26 ft to Beg

Lot 9 Replat of Lots 7 and 8 First Northern Hills Sub and Second Add Northern Hills Sub Sec 2 1S 1W Exc That Pt taken by Foll Desc Parcel: Beg Com Cor btn Lots 8 and 9 Sd Replat of Lots 7 and 8 S 47 deg. 38 min. 30 sec. E 14 ft S 11 deg. 56 min. E 34.8 ft N 77 deg. 26 min. E 125.72 ft S 5 deg. 22 min. 30 sec. W 128.58 ft S 86 deg. 58 min. W 76.48 ft N 17 deg. 56 min. 39 sec. W 82.28 ft N 64 deg. 33 min. 17 sec. W 29.38 ft N 11 deg. 56 min. W 38.04 ft N 47 deg. 38 min. 30 sec. W 10.77 ft along Arc of Curve to L Rad is 50 ft Chord bears N 51 deg. 28 min. 43 sec. E 20.26 ft to Beg

Lot 11 Replat Lots 7 and 8 1st Add Northern Hills Sub and 2nd Add Northern Hills Sub Sec 2 1S 1W

Lot 3 Blk 1 Northern Hills Sub Sec 2 1S 1W

Lot 4 Blk 1 Northern Hills Sub Sec 2 1S 1W

Lot 5 Blk 1 Northern Hills Sub Sec 2 1S 1W

Lot 2 Blk 1 Northern Hills Sub Sec 2 1S 1W

Lot 1 Blk 1 Northern Hills Sub Sec 2 1S 1W

Lot 1 Blk 1 Viewpoint Sub Amended Sec 2 1S 1W and 1/9th Int in Recreation Area Blk 3 Sd Sub

Lot 2 Blk 1 Viewpoint Sub Amended Sec 2 1S 1W and 1/9th Int in Recreation Area Blk 3 Sd Sub

Lot 3 Blk 1 Viewpoint Sub Amended Sec 2 1S 1W and 1/9th Int in Recreation Area Blk 3 Sd Sub

Lot 1 Replat of Blk 2 Viewpoint Sub Sec 2 1S 1W Exc Beg NE Cor Lot 2 Blk 2 NEly on a curve 75.3 ft N 21 deg. 19 min. W 58.5 ft N 23 deg. 53 min. E 100 ft W 111.3 ft S 20 deg. 48 min. W 204.7 ft E 107.7 ft to Beg and 1/9 Int in Recreation Area Blk 3 Sd Sub

Lot 2 Replat of Blk 2 Viewpoint Sub Sec 2 1S 1W and 1/9 Int in Recreation Area Blk 3 Viewpoint Sub

Lot 3 Replat of Blk 2 Viewpoint Sub Sec 2 1S 1W and 1/9 Int in Recreation Area Blk 3 Viewpoint Sub

Lot 4 Replat of Blk 2 Viewpoint Sub Sec 2 1S 1W and 1/9 Int in Recreation Area Blk 3 Viewpoint Sub

Lot 5 Replat of Blk 2 Viewpoint Sub Sec 2 1S 1W and 1/9 Int in Recreation Area Blk 3 Viewpoint Sub

Beg NE Cor Lot 2 Replat of Blk 2 Viewpoint Sub Sec 2 1S 1W NEly on a Curve 75.3 ft N 21 deg. 19 min. W 58.5 ft N 23 deg. 53 min. E 100 ft W 111.3 ft S 20 deg. 48 min. W 204.7 ft E 107.7 ft to Beg and 1/9 Int in Recreation Area Blk 3 Viewpoint sub

Lot 1 Blk 1 Northern Hills Estates a Replat of Lots 13 and 14 2nd Add Northern Hills Sub Sec 2 1S 1W

Lots 5, 6, 7, 8, 9, 10, 11 Blk 1 Northern Hills Estates a Replat of Lots 13 and 14 2nd Add Northern Hills Sub Sec 2 1S 1W

Plot 1 Northern Hills Estates Townhouses Recd Plat Bk 11 Page 56 Reception No. 1025745

Plot 2 Northern Hills Est Townhouses Recd Plat Bk-11 Pg-56 Rec No. 1025745

Plot 3 Northern Hills Est Townhouses Recd Plat Bk-11 Pg-56 Rec No. 1025745

Plot 4 Northern Hills Est Townhouses Recd Plat Bk-11 Pg-56 Rec No. 1025745

Plot 5 Northern Hills Est Townhouses Recd Plat Bk-11 Pg-56 Rec No.  
1025745

Plot 6 Northern Hills Est Townhouses Recd Plat Bk-11 Pg-56 Rec No.  
1025745

Plot 7 Northern Hills Est Townhouses Recd Plat Bk-11 Pg-56 Rec No.  
1025745

Plot 8 Northern Hills Est Townhouses Recd Plat Bk-11 Pg-56 Rec No.  
1025745

Plot 9 Northern Hills Est Townhouses Recd Plat Bk-11 Pg-56 Rec No.  
1025745

Plot 10 Northern Hills Est Townhouses Recd Plat Bk-11 Pg-56 Rec  
No. 1025745

Lots 6 thru 9 Blk 2 Northern Hills Estates a Replat of Lots 13 and  
14 2nd Add Northern Hill Sub Sec 2 1S 1W

Lot 2 Walker Heights Sub Sec 2 1S 1W

Lot 3 Walker Heights Sub Sec 2 1S 1W

Lot 4 Walker Heights Sub Sec 2 1S 1W

Lot 5 Walker Heights Sub Sec 2 1S 1W

Lot 6 Walker Heights Sub Sec 2 1S 1W

Lot 9 Walker Heights Sub Sec 2 1S 1W

Lot 10 Walker Heights Sub Sec 2 1S 1W

Lot 11 Walker Heights Sub Sec 2 1S 1W

Lot 7 Walker Heights Sub Sec 2 1S 1W Exc That Pt of Sd Lot 7 Lying  
S and E of a Li Desc Beg SE Cor Lot 7 N 33 deg. 42 min. 53 sec. E  
81.32 ft S 12 deg. 47 min. 19 sec. E 3.80 ft N 36 deg. 14 min. E  
92.51 ft to N Li of Sd Lot 7

Lot 8 Walker Heights Sub Sec 2 1S 1W and That Pt of Lot 7 Sd  
Walker Heights Desc Beg at Lot Cor Common to Lot 7 and 8 Sd Pt  
also being on NE ROW Li of 8th Ct N 33 deg. 42 min. 53 sec. E  
81.32 ft S 12 deg. 47 min. 19 sec. E 3.80 ft N 36 deg. 14 min. E  
92.51 ft to N Li Sd Lot 7 S 89 deg. 54 min. E 20.69 ft N to NE Cor  
Sd Lot 7 S 41 deg. 13 min. 05 sec. W 184.16 ft to Beg

Lot 1 Bennett Sub Sec 2 1S 1W

Beg 1058.65 ft M-L N of SE Cor SW4SE4 Sec 1 1S 1W N 68 deg. W 305  
ft N 83 deg. 23 min. W 73.06 ft to Grand Valley Canal NEly along  
Canal to a Pt N of Beg S to Beg Exc E 25 ft



Beg 947.4 ft E and 150 ft N of S4 Cor Sec 2 1S 1W N 121 ft W to E Bank Grand Valley Irrigation Canal SEly along Canal Bank to Pt W of Beg E to Beg

Beg 1080.4 ft E and 191 ft No of S4 Cor Sec 2 1S 1W 103 ft N 125.7 ft E 103 ft S to Beg

Imps on Beg 324.67 ft W of SE Cor Sec 2 1S 1W N 330.56 ft W 324.95 ft S 21 deg. 58 min. W 215.43 ft S 28 deg. 4 min. 6 sec. W 149.18 ft E 477.23 ft to Beg

Lot 2 Village Fair Sub as Amended Sec 11 1S 1W

Lot 3 Village Fair Sub as Amended Sec 11 1S 1W

Lot 4 Village Fair Sub as Amended Sec 11 1S 1W

Lot 3 Wellington Medical Subdivision Filing No. 1

Beg 30 ft N SW Cor SE4SE4 Sec 1 1S 1W E 240 ft N 25 deg. 58 min. W 165 ft N 81 deg. 25 min. W 100 ft N 26 deg. 41 min. W 153.4 ft to W Li SE4SE4 S 300.3 ft to Beg

Lot 1 Pheasant Run Condos Sec 1 1S 1W Exc That Pt Beg SE Cor Sd Sec 1 N 89 deg. 46 min. W 603 ft N 480 ft S 89 deg. 46 min. E 603 ft S 480 ft to Beg

That Pt of Lot 1 Pheasant Run Condos Sec 1 1S 1W Desc Beg SE Cor Sd Sec 1 N 89 deg. 46 min. W 603 ft N 480 ft S 89 deg. 46 min. E 603 ft S 480 ft to Beg Exc for That Pt Taken up by Spring Valley Townhome Condos and Exc ROWs on S and E and Exc for Springside Ct ROW

Unit 1A Spring Valley Townhome Condos Reception No. 1269899 Decl Recd B-1334 P-952 thru P-989 Mesa County Records and with Respective Common Elements Sec 1 1S 1W

Unit 1B Spring Valley Townhome Condos Reception No. 1269899 Decl Recd B-1334 P-952 thru P-989 Mesa County Records and with Respective Common Elements Sec 1 1S 1W

Unit 1C Spring Valley Townhome Condos Reception No. 1269899 Decl Recd B-1334 P-952 thru P-989 Mesa County Records and with Respective Common Elements Sec 1 1S 1W

Unit 1D Spring Valley Townhome Condos Reception No. 1269899 Decl Recd B-1334 P-952 thru P-989 Mesa County Records and with Respective Common Elements Sec 1 1S 1W

Unit 1E Spring Valley Townhome Condos Reception No. 1269899 Decl Recd B-1334 P-952 thru P-989 Mesa County Records and with Respective Common Elements Sec 1 1S 1W

Unit 1F Spring Valley Townhome Condos Reception No. 1269899 Decl  
Recd B-1334 P-952 thru P-989 Mesa County Records and with  
Respective Common Elements Sec 1 1S 1W

Unit 1G Spring Valley Townhome Condos Reception No. 1269899 Decl  
Recd B-1334 P-952 thru P-989 Mesa County Records and with  
Respective Common Elements Sec 1 1S 1W

Unit 1H Spring Valley Townhome Condos Reception No. 1269899 Decl  
Recd B-1334 P-952 thru P-989 Mesa County Records and with  
Respective Common Elements Sec 1 1S 1W

Unit 2A Spring Valley Townhome Condos Reception No. 1269899 Decl  
Recd B-1334 P-952 thru P-989 Mesa County Records and with  
Respective Common Elements Sec 1 1S 1W

Unit 2B Spring Valley Townhome Condos Reception No. 1269899 Decl  
Recd B-1334 P-952 thru P-989 Mesa County Records and with  
Respective Common Elements Sec 1 1S 1W

Unit 2C Spring Valley Townhome Condos Reception No. 1269899 Decl  
Recd B-1334 P-952 thru P-989 Mesa County Records and with  
Respective Common Elements Sec 1 1S 1W

Unit 2D Spring Valley Townhome Condos Reception No. 1269899 Decl  
Recd B-1334 P-952 thru P-989 Mesa County Records and with  
Respective Common Elements Sec 1 1S 1W

Unit 2E Spring Valley Townhome Condos Reception No. 1269899 Decl  
Recd B-1334 P-952 thru P-989 Mesa County Records and with  
Respective Common Elements Sec 1 1S 1W

Unit 3A Spring Valley Townhome Condos Reception No. 1269899 Decl  
Recd B-1334 P-952 thru P-989 Mesa County Records and with  
Respective Common Elements Sec 1 1S 1W

Unit 3B Spring Valley Townhome Condos Reception No. 1269899 Decl  
Recd B-1334 P-952 thru P-989 Mesa County Records and with  
Respective Common Elements Sec 1 1S 1W

Unit 3C Spring Valley Townhome Condos Reception No. 1269899 Decl  
Recd B-1334 P-952 thru P-989 Mesa County Records and with  
Respective Common Elements Sec 1 1S 1W

Unit 3D Spring Valley Townhome Condos Reception No. 1269899 Decl  
Recd B-1334 P-952 thru P-989 Mesa County Records and with  
Respective Common Elements Sec 1 1S 1W

That Pt of Lot 1 Blk 1 Intermountain Bible College Sub Sec 12 1S  
1W Desc as Follows: Beg S 89 deg. 56 min. E 50 ft and S 50 ft fr  
NW Cor NW4NE4 Sd Sec 12 S 89 deg. 56 min. E 264.91 ft S 0 deg. 06  
min. W 449 ft N 89 deg. 56 min. W 315 ft N 0 deg. 06 min. E 403.94  
ft E 50.17 ft N 45 ft to Beg

Lot 1 Blk 1 Intermountain Bible College Sec 12 1S 1W Exc E 560 ft and Exc Beg S 89 deg. 56 min. E 50 ft and S 50 ft fr NW Cor NW4NE4 Sd Sec 12 S 89 deg. 56 min. E 264.91 ft S 0 deg. 06 min. W 449 ft N 89 deg. 56 min. W 315 ft N 0 deg. 06 min. E 403.94 ft E 50.17 ft N 45 ft to Beg

East 560 ft of Lot 1 Blk 1 Intermountain Bible College Sec 12 1S 1W

Beg NW Cor E4NW4NE4 Sec 12 1S 1W S 315 ft N 55 deg. 55 min. E 205.3 ft N 200 ft W 170 ft to Beg

All That Pt E4NW4NE4 Sec 12 1S 1W Lying N of Grand Valley Canal Exc Beg NW Cor E4NW4NE4 S 315 ft N 55 deg. 55 min. E 205 ft N 200 ft W 170 ft to Beg and Exc Beg NE Cor E4NW4NE4 S 1123.3 ft N 74 deg. 27 min. W 170.9 ft N 758.64 ft E 84.75 ft N 315 ft E 80.25 ft to Beg

Beg NE Cor NW4NE4 Sec 12 1S 1W S 1123.3 ft N 74 deg. 27 min. W 170.9 ft N 758.64 ft E 84.75 ft N 315 ft E 80.25 ft to Beg

Beg NW Cor NE4NE4 Sec 12 1S 1W S 418 ft E 209 ft N 418 ft W to Beg Exc ROW on N as Per B-1473 P-555 Mesa County Records

Lot 1 El Corona Sub Sec 12 1S 1W

Lot 2 El Corona Sub Sec 12 1S 1W

Lot 61 Mantey Heights Sec 12 1S 1W

Lot 51 Mantey Heights Sec 12 1S 1W

Lot 50 Mantey Heights Sec 12 1S 1W

Lot 41 Mantey Heights Sec 12 1S 1W

Lot 40 Mantey Heights Sec 12 1S 1W

Lot 36 Mantey Heights Sec 7 1S 1E

All Lots 34 and 35 Mantey Heights Sub Sec 7 1S 1E Exc Beg NE Cor Sd Lot 34 S 181.45 ft N 81 deg. 50 min. W 53.67 ft N 4 deg. 26 min. 09 sec. W 173.67 ft N 89 deg. 50 min. E 66.01 ft to Beg & Also Exc Beg SW Cor Sd Lot 35 N 0 deg. 11 min. W 20 ft S 65 deg. 50 min. 06 sec. E 122.27 ft S 29 deg. 30 min. 44 sec. E 5.16 ft N 73 deg. 08 min. 52 sec. W 119.15 ft to Beg

Lot 33 Mantey Heights Sub Sec 7 1S 1E and That Pt of Lot 34 Sd Sub Desc Beg NE Cor Sd Lot 34 S 181.45 ft N 81 deg. 50 min. W 53.67 ft N 04 deg. 26 min. 09 sec. W 173.67 ft to N Li Lot 34 N 89 deg. 50 min. E 66.01 ft to Beg

Lot 32 Mantey Heights Sec 7 1S 1E

Lots 1, 2, 3 Mantey Heights Sec 7 1S 1E Exc Beg NE Cor Lot 1 S 0 deg. 11 min. E 370 ft to SE Cor Lot 3 NWly to a Pt 13.6 ft W of NE Cor Lot 1 E 13.6 ft to Beg

Lot 1 Blk 1 Landing Heights Nursing Care Center Sec 7 1S 1E Exc Beg N 89 deg. 50 min. E 1023.7 ft fr NW Cor Sd Sec 7 N 89 deg. 50 min. E 235 ft S 0 deg. 11 min. E 400 ft S 89 deg. 50 min. W 225 ft NWly to Beg and Exc Beg N 89 deg. 50 min. E 1023.7 ft and S 01 deg. 35 min. 56 sec. E 400.13 ft fr NW Cor Sd Sec 7 N 89 deg. 50 min. E 225 ft S 0 deg. 11 min. E 94.39 ft along Arc of Curve to Rad 916.50 ft Chord Bears S 20 deg. 12 min. 44 sec. W 13.29 ft N 75 deg. 02 min. 41 sec. w 227.07 ft N 01 deg. 35 min. 56 sec. W 47.62 ft to Beg and Also Exc for Rd ROW as Desc B-1245 P-841 thru 842 Mesa County Records

Beg N 89 deg. 50 min. E 1023.7 ft fr NW Cor Sec 7 1S 1E N 89 deg. 50 min. E 235 ft S 0 deg. 11 min. E 400 ft S 89 deg. 50 min. W 225 ft NWly to Beg Being Pt of Lot 1 Blk 1 Landing Heights Nursing Care Center

Lot 37 Mantey Heights Sec 7 1S 1E

Lot 27 Mantey Heights Sec 7 1S 1E

Lot 10 Replat of Lots 10, 11, 13, 14 and 15 of Mantey Heights Sec 7 1S 1E

Lot 11 Replat of Lots 10, 11, 13, 14 and 15 of Mantey Heights Sec 7 1S 1E

Lot 13 Replat of Lots 10, 11, 13, 14 and 15 of Mantey Heights Sec 7 1S 1E

Lot 14 Replat of Lots 10, 11, 13, 14 and 15 of Mantey Heights Sec 7 1S 1E

Lot 30 Mantey Heights Sub Sec 7 1S 1E and Beg SW Cor Lot 35 Mantey Heights Sub N 0 deg. 11 min. W 20 ft S 65 deg. 50 min. 06 sec. E 122.27 ft S 29 deg. 30 min. 44 sec. E 5.16 ft N 73 deg. 08 min. 52 sec. W 119.15 ft to Beg

Lot 28 Mantey Heights Sec 7 1S 1E

Lot 29 Mantey Heights Sec 7 1S 1E

Lot 10 Replat of Lots 10, 11, 13, 14 and 15 of Mantey Heights Sec 7 1S 1W

Lot 11 Replat of Lots 10, 11, 13, 14 and 15 of Mantey Heights Sec 7 1S 1E

Lot 13 Replat of Lots 10, 11, 13, 14 and 15 of Mantey Heights Sec 7 1S 1E

Lot 14 Replat of Lots 10, 11, 13, 14 and 15 of Mantey Heights Sec 7 1S 1E

Lot 30 Mantey Heights Sub Sec 7 1S 1E and Beg SW Cor Lot 35 Mantey Heights Sub N 0 deg. 11 min. W 20 ft S 65 deg. 50 min. 06 sec. E 122.27 ft S 29 deg. 30 min. 44 sec. E 5.16 ft N 73 deg. 08 min. 52 sec. W 119.15 ft to Beg

Lot 28 Mantey Heights Sec 7 1S 1E

Lot 29 Mantey Heights Sec 7 1S 1E

Lot 4 Mantey Heights Sec 7 1S 1E Exc That Pt Lying in Landing Heights Nursing Care Center Parcel

Lots 7 and 8 and That Pt of Lot 65 Beg 313.84 ft S 89 deg. 50 min. W Fr SE Cor Mantey Heights Sub Sec 7 1S 1E N 17 deg. 44 min. W 520.13 ft N 31 deg. 40 min. W 274.33 ft N 13 deg. 12 min. W 179.62 ft S 31 deg. 25 min. W 170 ft S 57 deg. 33 min. E 86 ft S 11 deg. 09 min. E 37 ft S 27 deg. 08 min. E 478.1 ft N 46 deg. 31 min. W 138 ft S 17.44 E 350 ft N 89 deg. 50 min. E 125 ft to Beg and Lot 66 Exc That Pt of Lot 66 Lying in Landing Heights Nursing Care Center and Also Exc for Rd ROW as Desc in B-1245 P-841 and 842 of Mesa County Records

Lot 64 Mantey Heights Sec 7 1S 1E and Also Beg NW Cor Lot 64 N 13 deg. 34 min. E 10 ft N 82 deg. 34 min. E 90.17 ft SE to NE Cor of Lot 64 thence SW to Beg

That Pt of Mantey Heights Sub Sec 7 1S 1E Desc as Follows: Beg NW Cor Lot 63 Sd Mantey Heights Sub N 77 deg. 56 min. E 104.9 ft to NW Cor Lot 12 N 77 deg. 56 min. E 169.8 ft to NE Cor Lot 12 N 77 deg. 56 min. E 30 ft to NE Cor Lot 63 S 13 deg. 34 min. E 158.39 ft S 82 deg. 14 min. 43 sec. W 262.81 ft to W Li Lot 63 N 0 deg. 11 min. E 125.74 ft to Beg

Lot 9 Mantey Heights Sec 7 1S 1E Exc Beg NW Cor Lot 64 N 13 deg. 34 min. E 10 ft N 82 deg. 34 min. E 90.17 ft SE to NE Cor of Lot 64 thence SW to Beg

Lot 63 Mantey Heights Sub Sec 7 1S 1E Exc Beg NW Cor Sd Lot 63 N 77 deg. 56 min. E 104.9 ft S 31 deg. 15 min. E 111.8 ft N 7 deg. 46 min. 17 sec. E 27 ft N 58 deg. 28 min. E 115.15 ft N 77 deg. 56 min. E 30 ft to NE Cor Lot 63 S 13 deg. 34 min. E 158.39 ft S 82 deg. 14 min. 43 sec. W 262.81 ft N 0 deg. 11 min. E 125.74 ft to Beg

Lot 31 Mantey Heights Sec 7 1S 1E

Lot 60 Mantey Heights Sec 12 1S 1W

S 83 ft of Lot 51 Mantey Heights Sec 12 1S 1W

Lot 59 Mantey Heights Sec 12 1S 1W

Lot 52 Mantey Heights Sec 12 1S 1W

Lot 58 Mantey Heights Sec 12 1S 1W

Lot 53 Mantey Heights Sec 12 1S 1W

Lot 57 Mantey Heights Sec 12 1S 1W

Lot 54 Mantey Heights Sec 12 1S 1W

Lot 56 Mantey Heights Sec 12 1S 1W

Lot 55 Mantey Heights Sec 12 1S 1W

Lot 23 Mantey Heights Sec 12 1S 1W

Lot 22 Mantey Heights Sec 12 1S 1W

Beg NW Cor Lot 21 Mantey Heights Sec 12 1S 1W N 50 deg. 43 min. W 114 ft S 39 deg. 17 min. W 100 ft S 50 deg. 43 min. E 114 ft N 39 deg. 17 min. E 100 ft to Beg Being in Lot 19 Mantey Heights

Lot 21 Mantey Heights Sec 12 1S 1W and That Pt Lot 19 Mantey Heights Beg NW Cor Sd Lot 21 S 39 deg. 17 min. W 100 ft S 67 deg. 57 min. E 116.9 ft to SW Cor Sd Lot 21 NWly to Beg and a Pt of Sd Lot 19 Beg SE Cor Sd Lot 21 S 0 deg. 10 min. E 20.32 ft N 79 deg. 51 min. 33 sec. W 88.52 ft N 67 deg. 57 min. W 23.90 ft N 0 deg. 10 min. W 21.60 ft S 67 deg. 57 min. E 30 ft S 79 deg. 51 min. 33 sec. E 82.81 ft to Beg

Lot 20 Mantey Heights Sub Sec 12 1S 1W and Also that Pt of Lot 19 Sd Mantey Heights Sub Desc as Follows: Beg SE Cor Sd Lot 20 S 0 deg. 10 min. E 20.32 ft N 79 deg. 51 min. 33 sec. W 96.16 ft 1 0 deg. 10 min. W 20.32 ft S 79 deg. 51 min. 33 sec. E 96.19 ft to Beg

Lot 19 Mantey Heights Sec 12 1S 1W Exc Beg NW Cor Lot 21 Mantey Heights 1 50 deg. 43 min. W 114 ft S 39 deg. 17 min. W 100 ft S 50 deg. 43 min. E 114 ft S 67 deg. 57 min. E 116.9 ft to SW Cor Lot 21 NWly to Beg and Exc Pt of Sd Lot 19 Beg SE Cor Sd Lot 21 S 0 deg. 10 min. E 20.32 ft N 79 deg. 51 min. 33 sec. W 88.52 ft N 67 deg. 57 min. W 23.9 ft N 0 deg. 10 min. W 21.6 ft S 67 deg. 57 min. E 30 ft S 79 deg. 51 min. 33 sec. E 82.81 ft to Beg and Exc Beg SE Cor Sd Lot 20 S 0 deg. 10 min. E 20.32 ft N 79 deg. 51 min. 33 sec. W 96.19 ft N 0 deg. 10 min. W 20.32 ft S 79 deg. 51 min. 33 sec. E 96.19 ft to Beg and Exc Tr Desc in B-983 P-465 Mesa County Records

Lot 39 Mantey Heights Sec 12 1S 1W

Lot 38 Mantey Heights Sec 12 1S 1W

Lot 16 Mantey Heights Sec 12 1S 1W

Lot 17 Mantey Heights Sec 12 1S 1W

Beg NW Cor Lot 18 Mantey Heights Sec 12 1S 1W S 66 deg. 56 min. E 207.65 ft S 13 deg. 51 min. W 72.82 ft N 66 deg. 43 min. 04 sec. W 189.36 ft N 0 deg. 10 min. W 75 ft to Beg

Lot 18 Mantey Heights Sec 12 1S 1W and That Pt Vac ROW Lying S of Sd Lot 18 as Desc B-981 P-209 and That Pt Lot 62 Sd Mantey Heights Beg SE Cor Sd Lot 18 S 0 deg. 10 min. E 48.20 ft S 89 deg. 56 min. E 1.50 ft N 0 deg. 45 min. 39 sec. W 48.20 ft N 89 deg. 56 min. W 1.00 ft to Beg Exc Beg NW Cor Sd Lot 18 S 66 deg. 56 min. E 207.65 ft S 13 deg. 51 min. W 72.82 ft N 66 deg. 43 min. 04 sec. W 189.36 ft N 0 deg. 10 min. W 75 ft to Beg

Lot 62 Mantey Heights Sec 12 1S 1W Exc Beg SE Cor Lot 18 Sd Mantey Heights S 0 deg. 10 min. E 48.20 ft S 89 deg. 56 min. E 1.50 ft N 0 deg. 45 min. 39 sec. W 48.20 ft N 89 deg. 56 min. W 1.00 ft to Beg

Lot 5 Mantey Heights Sec 7 1S 1E

Lot 6 Mantey Heights Sec 7 1S 1E

Lot 65 Mantey Heights Sub Sec 7 1S 1E Exc Beg 313.84 ft W of SE Cor Sub N 17 deg. 44 min. W 520.13 ft N 31 deg. 40 min. W 274.33 ft N 13 deg. 12 min. W 179.62 ft S 31 deg. 25 min. W 170 ft S 57 deg. 33 min. E 86 ft S 11 deg. 09 min. E 37 ft S 27 deg. 08 min. E 478.1 ft N 46 deg. 3 min. 1 sec. W 138 ft S 17 deg. 44 min. E 350 ft to a Pt on S Li Sub 125 ft W of Beg E to Beg

E2SW4SW4 Sec 6 1S 1E Exc 50 ft ROW on S as in B-1358 P-640 Mesa County Records

W2 Lot 7 Sec 6 1S 1E Exc Beg 310 ft N and 30 ft E of SW Cor Sec 6 1S 1E E 100 ft N 50 ft N 63 deg. 04 min. W 50 ft N 48 deg. 29 min. W 40 ft N 65 deg. 04 min. W 28.1 ft S 111 ft to Beg

Beg 310 ft N and 30 ft E of SW Cor Sec 6 1S 1E E 100 ft N 50 deg. N 63 deg. 04 min. W 50 ft N 48 deg. 29 min. W 40 ft N 65 deg. 04 min. W 28.1 ft S 111 ft to Beg

Lot 3 El Corona Sub Sec 12 1S 1W

Lot 4 El Corona Sub Sec 12 1S 1W

Lot 5 El Corona Sub Sec 12 1S 1W

Lot 6 El Corona Sub Sec 12 1S 1W

Lot 7 El Corona Sub Sec 12 1S 1W

Lot 8 El Corona Sub Sec 12 1S 1W

Lot 11 El Corona Sub Sec 12 1S 1W

Lot 9 El Corona Sub Sec 12 1S 1W

Lot 10 El Corona Sub Sec 12 1S 1W

Lot 15 El Corona Sub Sec 12 1S 1W

Beg N 29 deg. 05 min. W 10 ft fr NE Cor Lot 13 El Corona Sub Sec 12 1S 1W S 17 deg. 56 min. 02 sec. W 440 ft M or L to Grand Valley Canal NWly along Canal to a Pt Lying S 27 deg. 33 min. W and N 29 deg. 05 min. W 47.1 ft fr Beg N 27 deg. 33 min. E to NWly Li Lot 13 S 29 deg. 05 min. E 47.1 ft to Beg and Lot 12 Sd El Corona Sub Exc Beg Nly Cor Lot 12 S 29 deg. 05 min. E 151.1 ft S 84 deg. 52 min. 20 sec. W 215.89 ft N 48.48 ft N 54 deg. E 175 ft to Beg

Lots 13 and 14 El Corona Sub Sec 12 1S 1W Exc Beg N 29 deg. 04 min. W 10 ft fr NE Cor Lot 13 S 17 deg. 56 min. 02 sec. W 440 ft M or L to Grand Valley Canal NWly along Canal to a Pt Lying S 27 deg. 33 min. W and N 29 deg. 05 min. W 47.1 ft fr Beg N 23 deg. 40 min. E 465 ft S 29 deg. 05 min. E to Beg

Beg Nly Cor Lot 12 El Corona Sub Sec 12 1S 1W S 29 deg. 05 min. E 151.1 ft S 84 deg. 52 min. 20 sec. W 215.89 ft N 48.48 ft N 54 deg. E 175 ft to Beg

Lot 42 Mantey Heights Sec 12 1S 1W

Lots 43 and 44 Mantey Heights Sec 12 1S 1W

Lot 45 Mantey Heights Sec 12 1S 1W

Lot 49 Mantey Heights Sec 12 1S 1W

Lot 48 Mantey Heights Sec 12 1S 1W

Lot 47 Mantey Heights Sec 12 1S 1W

Lot 46 Mantey Heights Sec 12 1S 1W

Lot 15 Replat of Lots 10, 11, 13, 14 and 15 of Mantey Heights Sec 7 1S 1E

Lot 26 Mantey Heights Sec 12 1S 1W

Lot 25 Mantey Heights Sec 12 1S 1W

Lot 24 Mantey Heights Sec 12 1S 1W Exc Beg SW Cor Lot 24 E 133.9 ft N 70 deg. 24 min. W 142 ft S 47.7 ft to Beg

Beg SW Cor Lot 24 Mantey Heights Sec 12 1S 1W E 133.9 ft N 70 deg. 24 min. W 142 ft S 47.7 ft to Beg

Beg NW Cor NW4NE4 Sec 12 1S 1W S 00 deg. 06 min. 00 sec. W 45.00 ft to P.O.B. S 00 deg. 06 min. 00 sec. W 50.06 ft N 90 deg. 00



min. 00 sec. E 50.17 ft N 00 deg. 00 min. 00 sec. E 50.00 ft N 89 deg. 56 min. 00 sec. W 50.08 ft to P.O.B.

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

The probably total cost of said improvements as shown by the estimate of the City Engineer is \$1,922,653.00, exclusive of collection, interest and incidentals. The estimated assessable cost is \$693,872.00, also exclusive of costs of collection, interest and incidentals.

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

Patterson Road from 7th Street to 12th Street:

Residential with sidewalk:

Two-thirds cost of their half of such improvements for 1,149.84 abutting feet at \$46.00 per abutting foot.

Full cost of their half of such improvements for 449.80 abutting feet at \$68.00 per abutting foot.

Commercial with sidewalk:

Full cost of their half of such improvements for 1,444.20 abutting feet at \$77.00 per abutting foot.

Commercial without sidewalk:

Full cost of their half of such improvements for 1,193.28 abutting feet at \$70.00 per abutting foot.

Patterson Road from 27 1/2 Road to 281/4 Road:

Residential with sidewalk:

Two thirds cost of their half of such improvements for 846.00 abutting feet at \$57.00 per abutting foot.

Full cost of their half of such improvements for 1,053.43 abutting feet at \$85.00 per abutting foot.

Residential without sidewalk:

Two thirds cost of their half of such improvements for 3,021.66 abutting feet at \$54.00 per abutting foot.

Full cost of their half of such improvements for 676.59 abutting feet at \$80.00 per abutting foot.

Commercial with sidewalk:

Full cost of their half of such improvements for 600.00 abutting feet at \$101.00 per abutting foot.

To the estimated assessable cost of \$693,872.00 (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 said assessment shall be due and payable, without demand, within thirty (30) days after the ordinance assessing such cost shall have become final, and if paid during such period, the amount added for costs of collection and incidentals shall be deducted; provided that all such assessments, at the election of the 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 law of the State of Colorado, made payable. Interest is not to exceed the amount established by the City Council in the assessing ordinance shall be charged on unpaid installments.

On \_\_\_\_\_ 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 3rd day of April, 1985.

BY ORDER OF THE CITY COUNCIL  
CITY OF GRAND JUNCTION

By: /s/ Neva B. Lockhart, CMC

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

PASSED and ADOPTED this 3rd day of April, 1985.

/s/ J.P. Mike Pacheco

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President of the Council

Attest:

/s/ Neva B. Lockhart, CMC

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City Clerk

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

AWARD OF CONTRACT FOR GASOLINE/DIESEL FUEL TO LOCO, INC. - \$213,733

Upon motion by Councilwoman Clark, seconded by Councilman Bennett and carried, the contract for gasoline/diesel fuel was awarded to Loco, Inc., Lipson Oil Company in the amount of \$, based on estimated total usage.

APPOINTMENT OF COMMITTEES TO SELECT DESIGN FIRMS FOR FIRE STATION NO. 5, CITY HALL IMPROVEMENTS, AND FOR THE STUDY OF NORTH FORK WATER

The Architectural Selection Committee proposed for Fire Station No. 5: Blake Chambliss, Fred Sperber, Art Moss, Mike Boggs, Wes Painter. Upon motion by Councilwoman Clark, seconded by Councilman Bennett and carried, the appointment of the foregoing list of people to the Architectural Selection Committee was approved.

The Architectural Selection Committee proposed for City Hall improvements: Blake Chambliss, Al Cornelison, Ron Halsey, Vince Guerrie, John Kenney, Fred Sperber. Upon motion by Councilwoman Clark, seconded by Councilman Lucero and carried, the appointment of the foregoing people was approved.

The Engineering Selection Committee proposed for the study of the diversion and use of North Fork Water: Dan Fischer, Bob Engelke, Fred Sperber, Ralph Sterry, Larry Clever. Upon motion by Councilman Bennett, seconded by Councilman Lucero and carried, the foregoing people were appointed to the Engineering Selection Committee for the study of the North Fork water use.

WATER COMMITTEE - SELECTION OF BLACK AND VEATCH FOR JOINT WATER STUDY

Councilman Lucero reported that the Water Committee met and selected the firm of Black and Veatch for the joint water study. The Committee gave them the first scope of services and what the City is requesting.

City Manager Achen said the contract with the firm and the agreement with the State should come before the Council on May 1, 1985.

ADJOURNMENT

The President adjourned the meeting.

Neva B. Lockhart

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Neva B. Lockhart, CMC  
City Clerk