

Grand Junction, Colorado

June 5, 1985

The City Council of the City of Grand Junction, Colorado, convened in regular session the 5th day of June, 1985, at 7:30 p.m. in the City-County Auditorium at City Hall. Those present were Council members John Bennett, James Leland, Steve Love, Gary Lucero, Timothy Mannion, Mike Pacheco, and President of the Council Ray Phipps. Also present were City Manager Mark Achen, City Attorney Gerald Ashby, and City Clerk Neva Lockhart.

Council President Phipps called the meeting to order and Councilman Love led in the Pledge of Allegiance.

INVOCATION

J.C. Bowman, Young Life.

MINUTES

Upon motion of Councilman Pacheco, seconded by Councilman Love and carried, the minutes of the regular meeting May 15, 1985, were approved as submitted.

PROCLAMATION DECLARING JUNE 8-14, 1985, "DINOSAUR WEEK"

PROCLAMATION DECLARING JUNE 14, 1985, "CELEBRATE SUNDSTRAND DAY"

PARKS AND RECREATION ADVISORY BOARD - APPOINTMENT OF KATHERINE PINSON AND MARK WILLIAMS TO 3-YEAR TERMS

Upon motion of Councilman Love, seconded by Councilman Pacheco and carried, Katherine Pinson and Mark Williams were appointed to three-year terms on the Parks and Recreation Advisory Board.

DOWNTOWN DEVELOPMENT AUTHORITY - APPOINTMENT OF WILL WILLIAMS AND TOM STUCKEY TO 4-YEAR TERMS

Upon motion of Councilman Pacheco, seconded by Councilman Mannion and carried, Will Williams and Tom Stuckey were appointed to four-year terms on the Downtown Development Authority.

HOUSING AUTHORITY - FLORENCE H. MCCLURE APPOINTED TO 5-YEAR TERM

Upon motion of Councilman Love, seconded by Councilman Bennett and carried, Florence H. McClure was appointed to a five-year term on the Housing Authority.

BOARD OF ADJUSTMENT AND APPEALS - PRESIDENT ANNOUNCED VACANCIES

HEARING - APPLICATION BY ROCKY MOUNTAIN GHOST SQUADRON FOR 3.2% SPECIAL EVENTS PERMITS JUNE 29, 9 A.M. TO 11 P.M. AND ON JUNE 30, 9 A.M. TO 5 P.M. AT WALKER FIELD - CONFEDERATE AIR FORCE ACTIVITY

- 1ST & 2ND PERMITS

A hearing was held on the application by Rocky Mountain Ghost Squadron for 3.2% Beer Special Events Permits June 29, 1985, from 9:00 a.m. to 11:00 p.m. and June 30, 1985, from 9:00 a.m. to 5:00 p.m. at Walker Field, Colorado, Public Airport, 2828 H Road, for the Confederate Air Force activities. Gerald Feather was present to speak for the Squadron. There were no opponents, letters or counterpetitions.

Upon motion of Councilman Pacheco, seconded by Councilman Love and carried, the application was approved.

HEARING - APPLICATION BY G.J. DOWNTOWN ASSOCIATION FOR 3.2% BEER SPECIAL EVENTS PERMIT IN THE 300 BLK MAIN STREET JUNE 22, 1985, 11 A.M. TO 12 MIDNIGHT - STAMPEDE DAYS BARBEQUE - 1ST PERMIT

A hearing was held on the application by the Grand Junction Downtown Association for 3.2% Beer Special Events Permit in the 300 block of Main Street, on June 22, 1985, from 11:00 a.m. to 12:00 midnight, for the Stampede Days Barbeque. Dan Rosenthal was present for the Grand Junction Downtown Association. There were no opponents, letters or counterpetitions. Upon motion of Councilman Love, seconded by Councilman Pacheco and carried, the application by the Grand Junction Downtown Association was approved subject to the filing of a letter from the Mesa County Health Department regarding the barbeque.

I.D. ST-85, PHASE B - BIDS - AWARD OF CONTRACTS - PATTERSON RD FROM 7TH ST TO 12TH ST - UNITED COMPANIES, \$294,816.25 - PATTERSON RD FROM 271/2 RD TO 281/4 RD - UNITED COMPANIES, \$751,356.95

Bids were received and opened May 2, 1985, for the Patterson Road project between 7th Street and 12th Street. Bidders were (60 day contract time):

Elam Construction \$430,103.05

Corn Paving Company \$300,931.90

United Companies of Mesa County \$294,816.25

Engineer's Estimate \$304,783.75

Bids were received and opened May 9, 1985, for the Patterson Road project between 271/2 Road and 281/4 Road. Bidders were:

Elam Construction \$978,876.50

Corn Paving Company \$824,422.40

United Companies of Mesa County \$751,356.95

Engineer's Estimate \$827,977.95

Staff recommended award of contracts to United Companies of Mesa County. Upon motion of Councilman Love, seconded by Councilman Mannion and carried, the bids were accepted, the contracts were awarded to United Companies of Mesa County for the low bids specified, and the City Manager was authorized to sign said contracts.

PROPOSED ORDINANCE REMOVING A CITY COUNCILMAN AS A MEMBER OF THE PARKS AND RECREATION ADVISORY BOARD

The following entitled proposed ordinance was read: AN ORDINANCE REMOVING A CITY COUNCILMAN AS A MEMBER OF THE PARKS AND RECREATION BOARD. Upon motion of Councilman Pacheco, seconded by Councilman Love and carried, the proposed ordinance was passed for publication.

ORDINANCES 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. 2233 REVERTING THE ZONING ON CERTAIN LANDS IN THE CITY TO THE FORMER ZONING CATEGORY

Upon motion of Councilman Pacheco, seconded by Councilman Leland and carried, the following proposed ordinance was called up for final passage and the title read. AN ORDINANCE REVERTING THE ZONING ON CERTAIN LANDS IN THE CITY TO THE FORMER ZONING CATEGORY.

Councilman Lucero requested that the Planning Commission address this issue as it concerns its annual review. Upon motion of Councilman Pacheco, seconded by Councilman Mannion and carried by roll call vote with Councilman Lucero voting NO, the Ordinance was passed, adopted, numbered 2233, and order published.

ORDINANCE NO. 2234 - MAKING SUPPLEMENTAL APPROPRIATIONS TO CERTAIN FUNDS

Upon motion of Councilman Pacheco, seconded by Councilman Leland and carried, the following proposed ordinance was called up for final passage and the title read: AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO CERTAIN FUNDS.

There were no comments. Upon motion of Councilman Love, seconded by Councilman Lucero and carried by roll call vote, the Ordinance was passed, adopted, numbered 2234, and ordered published.

RESOLUTION NO. 37-85 APPOINTING JAMES LELAND TO THE AIRPORT BOARD

The following Resolution was read:

RESOLUTION NO. 37-85

APPOINTING JAMES LELAND TO THE AIRPORT BOARD

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

That James Leland is appointed to the Board of the Walker Field, Colorado, Public Airport Authority to serve as representative for the City of Grand Junction.

PASSED and ADOPTED this 5th day of June, 1985.

/s/ Raymond G. Phipps

President of the Council

Attest:

/s/ Neva B. Lockhart, CMC

City Clerk

Upon motion of Councilman Lucero, seconded by Councilman Mannion and carried by roll call vote with Councilman LELAND ABSTAINING, the Resolution was passed and adopted as read.

I.D. ST-85, PHASE B - PATTERSON ROAD FROM 7TH ST TO 12TH ST AND FROM 271/2 RD TO 281/4 RD RESOLUTION NO. 38-85 AUTHORIZING AND RATIFYING PUBLICATION OF AN AMENDED NOTICE OF INTENTION TO CREATE DISTRICT

The following Resolution was read:

RESOLUTION NO. 38-85

The following Resolution was read:

AUTHORIZING AND RATIFYING THE PUBLICATION OF AN AMENDED NOTICE OF INTENTION TO CREATE IMPROVEMENT DISTRICT NO. ST-85, PHASE B, SETTING OUT THE DISTRICT OF LANDS TO BE ASSESSED WITH A PORTION OF THE COSTS OF THE IMPROVEMENTS IN THE DISTRICT, DETERMINING THE NUMBER OF INSTALLMENTS AND THE TIME IN WHICH THE ASSESSABLE COST OF SAID IMPROVEMENTS SHALL BE PAYABLE, THE RATE OF INTEREST ON UNPAID INSTALLMENTS, AND SETTING A HEARING THEREON.

WHEREAS, on April 3, 1985, the City Council of the City of Grand Junction, Colorado, adopted Resolution No. 21-85, entitled: ADOPTING DETAILS, PLANS AND SPECIFICATIONS FOR CONSTRUCTING SIDEWALKS, CURBS AND GUTTERS AND PAVING STREETS IN THE CITY OF GRAND JUNCTION, COLORADO, IN IMPROVEMENTS 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 INTEREST ON UNPAID INSTALLMENTS AND THE DISTRICT OF LANDS TO BE ASSESSED WITH THE COST OF THE PROPOSED IMPROVEMENTS, AND

AUTHORIZING NOTICE OF INTENTION TO CREATE SAID DISTRICT AND OF A HEARING THEREOF; and

WHEREAS, the hearing was held pursuant to the Notice authorized in Resolution No. 21-85; and

WHEREAS, as a result of that hearing the City Council determined that it should look to a different district of lands and a different assessment procedure for some of the lands in the district before the creation of Improvement District No. ST-85, Phase B, and desired to give notice of a hearing thereon;

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

Section 1. That the proposed district of lands to be assessed is as follows:

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 GV Canal Sly 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 County Records

Beg 1080.4 ft E of SW Cor SE4 Sec 2 1S 1W N 326.7 ft E 10 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 Mesa County 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 Hills Sub Sec 2 1S 1W

Lot 3 and 4 and 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 County Records

Beg 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 Beg

Beg 340 ft E of N4 Cor Sec 11 1S 1W S 150 ft NEly 140 ft N 125 ft

to N Bdry Li Sec 11 W to Beg Exc that Pt Beg 449 ft E of N4 Cor S 175 ft E 100 ft N 175 ft W 100 ft to Beg Exc N 50 ft for Rd ROW as Desc in B-1501 P-438 thru 440 Mesa County 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 County Records

Beg 477.75 ft E of N4 Cor Sec 11 1S 1W S 125 ft NEly to a Pt 90 ft S and 685 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 Rd ROW as Desc in B-1501 P-438 thru 440 Mesa County Records

Beg 691 ft W of NE Cor Sec 11 1S 1W S to NEly Li GV Canal NWly along Canal to Inters Wi 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 GV Canal ROW SEly along ROW 196.5 ft to a Pt S of a Pt 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 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 ROW's on S and E and Exc for Springside Ct ROW

Spring Valley Townhome Condos as Filed under Recp No. 1269899 Decl Recd B-1334 P-952 thru P-989 of the Mesa County Clerk and Recorder

That Pt of Lot 1 Blk 1 Intermountain Bible College Sub Sec 12 1S 1W Desc as Foll: 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

E 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 Lyg N of GV 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 E1 Corona Sub Sec 12 1S 1W

Lot 2 E1 Corona Sub Sec 12 1S 1W

Lot 61 Mantey Heights Sec 12 1S 1W

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

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 12 1S 1W

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 and 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

Lot 1 Mantey Heights Sec 7 1S 1E Exc Beg NE Cor Lot 1S 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 R 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 P841 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

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 2. 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 3. Publication of an Amended Notice of Intention to Create said Improvement District No. ST-85, Phase B, and of a hearing thereon, has been given by advertisement in one issue of The Daily Sentinel, a newspaper of general circulation published in said City, which publication is hereby ratified and approved and which Amended Notice was in the following form:

AMENDED 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 a 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 to GV Canal Sly 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 County 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 County 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 Hills Sub Sec 2 1S 1W

Lot 3 and 4 and 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 County Records

Beg 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 Beg

Beg 340 ft E of N4 Cor Sec 11 1S 1W S 150 ft NEly 140 ft N 125 ft to N Bdry Li Sec 11 W to Beg Exc that Pt Beg 449 ft E of N4 Cor S 175 ft E 100 ft N 175 ft W 100 ft to Beg Exc N 50 ft for Rd ROW as Desc in B-1501 P-438 thru 440 Mesa County 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 County Records

Beg 477.75 ft E of N4 Cor Sec 11 1S 1W S 125 ft NEly to a Pt 90 ft S and 685 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 Rd ROW as Desc in B-1501 P-438 thru 440 Mesa County Records

Beg 691 ft W of NE Cor Sec 11 1S 1W S to NEly Li GV Canal NWly along Canal to Inters Wi 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 GV Canal ROW SEly along ROW 196.5 ft to a Pt S of a Pt 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 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 ROW's on S and E and Exc for Springside Court ROW

Unit 1 A Spring Valley Townhome Condos Recp 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 Recp 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 Recp 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 Recp 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 Recp 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 Recp 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 Recp 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 Recp 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 Recp 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 Recp 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 Recp 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 Recp 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 Recp 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 Recp 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 Recp 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 Recp 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 Recp 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

E 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 GV 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 Exc S 83 ft

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 and 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

Lot 1 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 94.39ft along Arc of Curve to R 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 Landing Heights Nursing Care Center

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 \$2,251,964.00, exclusive of collection, interest and incidentals. The estimated assessable cost is \$617,235.00, also exclusive of costs of collection, interest and incidentals.

The 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 271/2 Road to 281/4 Road:

Residential with sidewalk:

- Two-thirds cost of their half of such improvements for 846.00 abutting feet at \$47.00 per abutting foot.

- Full cost of their half of such improvements for 1,053.43 abutting feet at \$70.00 per abutting foot.

Residential without sidewalk:

- Two-thirds cost of their half of such improvements for 3,021.66 abutting feet at \$43.50 per abutting foot.

- Full cost of their half of such improvements for 676.59 abutting feet at \$65.00 per abutting foot.

Commercial with sidewalk:

- Full cost of their half of such improvements for 600.00 abutting feet at \$83.50 per abutting foot.

To the estimated assessable cost of \$617,235.00 (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 and shall be charged on unpaid installments.

On July 3, 1985, at the hour of 7:30 o'clock p.m., in the City-County Auditorium at 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.

THIS NOTICE IS PROVIDED TO REPLACE THE NOTICE OF INTENTION TO CREATE IMPROVEMENT DISTRICT NO. ST-85, PHASE B, PREVIOUSLY PUBLISHED BY THE CITY.

DATED at Grand Junction, Colorado, this 29th day of May, 1985.

BY ORDER OF THE CITY COUNCIL CITY OF GRAND JUNCTION

By:

PASSED and ADOPTED this 5th day of June, 1985

/s/ Raymond G. Phipps

President of the Council

Attest:

/s/ Neva B. Lockhart, CMC

City Clerk

Upon motion of Councilman Love, seconded by Councilman Lucero and carried by roll call vote with Councilman BENNETT voting NO, the Resolution was passed and adopted as read.

I.D. ST-85, PHASE C - PATTERSON RD FROM 12TH ST TO 271/2 ROAD

The following Resolution declaring the intent to create said district was read:

RESOLUTION NO. 39-85

RESOLUTION NO. 39-85 INTENT TO CREATE DISTRICT RESOLUTION NO. 40-85 ADOPTING DETAILS, PLANS AND SPECS AND GIVING NOTICE OF HEARING

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 C, 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 12th Street to 271/2 Road:

To include a 2-foot vertical curb and gutter on the south side

with an 8-foot monolithic vertical curb and gutter and attached sidewalk (2-foot curb and gutter and 6-foot sidewalk) on the north side with 15 inches of aggregate base course under 6 inches of Hot Bituminous Paving from lip of gutter to lip of gutter varying in width from four 11-foot traffic lanes and a 17-foot center turning lane to four 11-foot traffic lanes and a 15-foot center turning lane and such storm drainage facilities 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:

Beg 256.4 ft E of SW Cor Sec 1 1S 1W E 208 ft N 209.4 ft W 208 ft S to Beg

Beg 30 ft N and 568.28 ft E of SW Cor Sec 1 1S 1W E 75 ft N 179.4 ft W 75 ft S to Beg

Beg 643.28 ft E and 30 ft N of SW Cor Sec 1 1S 1W E 130.35 ft N 310 ft W 130.35 ft S to Beg

Lot 1 Blk 1 Hilltop Sub Sec 1 1S 1W

Beg 192 ft E of SW Cor SE4SW4 Sec 1 1S 1W N 147 ft SWly to W Li SE4SW4 S 105 ft E to Beg Exc ROW on W as Desc in B-1513 P-302 Mesa County Records

Beg 192 ft E of SW Cor SE4SW4 Sec 1 1S 1W N 147 ft N 77 deg. 32 min. E 14 ft N 88 deg. 26 min. E 86.3 ft S 152.9 ft W 100 ft to Beg

Beg 292 ft E of SW Cor SE4SW4 Sec 1 1S 1W N 152 ft N 88 deg. 26 min. E 134 ft N 62 deg. 04 min. E 58.9 ft S 184.1 ft W to Beg

Beg 740.8 ft W of S4 Cor Sec 1 1S 1W W 103.4 ft N 184.1 ft N 62 deg. 4 min. E 101.2 ft S 84 deg. 25 min. E 13.5 ft to a Pt 230.2 ft N of Beg S to Beg

Beg 640.8 ft W of S4 Cor Sec 1 1S 1W W 100 ft N 230.2 ft S 84 deg. 25 min. E 100.5 ft S 220.4 ft to Beg

Beg 477.8 ft E of SW Cor SE4SW4 Sec 1 1S 1W N 184.1 ft N 62 deg. 04 min. E 101.2 ft S 84 deg. 25 min. E 213.8 ft N 72 deg. 36 min. E 156.3 ft S 256 ft W 448.2 ft to Beg Exc W 203.4 ft

E 3A S4SE4SW4 Sec 1 1S 1W Exc Rd on E and S as Desc in B-1472 P-232 and 233 Mesa County Records

Beg 50 ft N and 464.4 ft E of SW Cor Sec 1 1S 1W N 159.4 ft E 103.88 ft S 15.4 ft W 103.88 ft to Beg

Beg 30 ft N and 40 ft E of SW Cor Sec 1 1S 1W E 216.4 ft N 300 ft W 216.4 ft S 300 ft to Beg Exc Beg N 30 ft and E 40 ft fr SW Cor Sd Sec 1 E 216.4 ft N 20 ft W 206.41 ft N 45 deg. W 14.14 ft S 30 ft to Beg for ROW as Per B-1435 P-844 Mesa County Records

Beg 2 ft E of NW Cor Blk 11 Fairmont Sub 5 ft W 7 ft S 106 ft E 295 ft N 111 ft W 288 ft to Beg Exc Beg 2 ft E of NW Cor Sd Blk 11 E 288 ft S 13 ft W 280 ft S 45 deg. W 21.21 ft N 23 ft E 7 ft N 5 ft to Beg for ROW as Desc in B-1424 P-232 of Mesa County Records

Beg 512 ft E of NW Cor NE4NW4 Sec 12 1s 1W S 200.50 ft E 120 ft N 200.50 ft W to Beg

Beg NW Cor NE4NW4 Sec 12 1S 1W E 512 ft S 304.3 ft N 89 deg. 56 min. W to a Pt 307.3 ft S of Beg N to Beg

Beg 632 ft E of NW Cor NE4NW4 Sec 12 1S 1W S 200.5 ft W 120 ft S 286.8 ft S 3 deg. 27 min. W 86.3 ft S 88 deg. 08 min. E 180 ft S 33 deg. 55 min. E 55.8 ft S 89 deg. 38 min. E 127.3 ft N 2 deg. 51 min. W 626.9 ft N 89 deg. 56 min. W 186.4 ft to Beg

Beg 818.4 ft E of NW Cor NE4NW4 Sec 12 1S 1W S 548.9 ft S 89 deg. 55 min. E to E Li of NE4NW4 Sd Sec 12 N Alg Sd E Li to N Li Sd Sec 12 W to Beg Exc ROW on N as Desc in B-1472 P-234 and 235 Mesa County Records

W2 of Foll Desc Tr Beg 217.8 ft N of SW Cor Lot 40 Blk 11 Fairmont Sub Sec 12 1S 1W E 100 ft N to N Li Blk 11 W 100 ft S to Beg

Beg 217.8 ft N and 50 ft E of SW Cor Lot 40 Blk 11 Fairmont Sub Sec 12 1S 1W E 50 ft N to N Li of Blk 11 W 50 ft S to Beg

Beg 217.8 ft N and 100 ft E of SW Cor Lot 40 Blk 11 Fairmont Sub Sec 12 1S 1W E 50 ft N 382.2 ft to N Li Blk 11 W 50 ft S to Beg

E 50 ft of Foll Beg 217.8 ft N and 100 ft E of SW Cor Lot 40 Blk 11 Fairmont Sub sec 12 1S 1W E 100 ft N to N Li Blk 11 W 100 ft S to Beg

Beg 399.5 ft N of SE Cor Lot 40 Blk 11 Fairmont Sub N 89 deg. 52 min. W 100.5 ft N 200 ft S 89 deg. 52 min. E 130.5 ft S 200 ft N 89 deg. 52 min. W 30 ft to Beg Sec 12 1S 1W

Patterson Gardens as Filed under Reception Number 1106072 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 percentum 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 5th day of June, 1985.

/s/ Raymond G. Phipps

President of the Council

Attest:

/s/ Neva B. Lockhart, CMC

City Clerk

Upon motion of Councilman Love, seconded by Councilman Lucero and carried by roll call vote with Councilman BENNETT voting NO, the Resolution was passed and adopted as read.

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

RESOLUTION NO. 40-85

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 C, DETERMINING THE NUMBER OF INSTALLMENTS AND THE TIME IN WHICH THE COST OF SAID IMPROVEMENTS SHALL BE PAYABLE, THE RATE OF INTEREST ON UNPAID INSTALLMENTS AND THE DISTRICT OF LANDS TO BE ASSESSED WITH THE COST OF THE PROPOSED IMPROVEMENTS, AND AUTHORIZING NOTICE OF INTENTION TO CREATE SAID DISTRICT AND OF A HEARING THEREOF.

WHEREAS, on June 5, 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 C, 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:

(Description identical to those listed in previous Resolution No. 39-85)

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 C, 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 C, IN THE CITY OF GRAND JUNCTION, COLORADO, AND OF A HEARING THEREOF.

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 C, 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:

Beg 256.4 ft E of SW Cor Sec 1 1S 1W E 208 ft N 209.4 ft W 208 ft S to Beg

Beg 30 ft N and 568.28 ft E of SW Cor Sec 1 1S 1W E 75 ft N 179.4 ft W 75 ft S to Beg

Beg 643.28 ft E and 30 ft N of SW Cor Sec 1 1S 1W E 130.35 ft N 310 ft W 130.35 ft S to Beg

Lot 1 Blk 1 Hilltop Sub Sec 1 1S 1W

Beg 192 ft E of SW Cor SE4SW4 Sec 1 1S 1W N 147 ft SWly to W Li SE4SW4 S 105 ft E to Beg Exc ROW on W as Desc in B-1513 P-302 Mesa County Records

Beg 192 ft E of SW Cor SE4SW4 Sec 1 1S 1W N 147 ft N 77 deg. 32 min. E 14 ft N 88 deg. 26 min. E 86.3 ft S 152.9 ft W 100 ft to Beg

Beg 292 ft E of SW Cor SE4SW4 Sec 1 1S 1W N 152 ft N 88 deg. 26 min. E 134 ft N 62 deg. 04 min. E 58.9 ft S 184.1 ft W to Beg

Beg 740.8 ft W of S4 Cor Sec 1 1S 1W W 103.4 ft N 184.1 ft N 62 deg. 4 min. E 101.2 ft S 84 deg. 25 min. E 13.5 ft to a Pt 230.2 ft N of Beg S to Beg

Beg 640.8 ft W of S4 Cor Sec 1 1S 1W W 100 ft N 230.2 ft S 84 deg. 25 min. E 100.5 ft S 220.4 ft to Beg

Beg 477.8 ft E of SW Cor SE4SW4 Sec 1 1S 1W N 184.1 ft N 62 deg. 04 min. E 101.2 ft S 84 deg. 25 min. E 213.8 ft N 72 deg. 36 min. E 156.3 ft S 256 ft W 448.2 ft to Beg Exc W 203.4 ft

E 3A S4SE4SW4 Sec 1 1S 1W Exc Rd on E and S as Desc in B-1472 P-232 and 233 Mesa County Records

Beg 50 ft N and 464.4 ft E of Sw Cor Sec 1 1S 1W N 159.4 ft E 103.88 ft S 159.4 ft W 103.88 ft to Beg

Beg 30 ft N and 40 ft E of SW Cor Sec 1 1S 1W E 216.4 ft N 300 ft W 216.4 ft S 300 ft to Beg Exc Beg N 30 ft and E 40 ft fr SW Cor Sd Sec 1 E 216.4 ft N 20 ft W 206.41 ft N 45 deg. W 14.14 ft S 30 ft to Beg for ROW as per B-1435 P-844 Mesa County Records

Beg 512 ft E of NW Cor NE4NW4 Sec 12 1S 1W S 200.50 ft E 120 ft N 200.50 ft W to Beg

Beg NW Cor NE4NW4 Sec 12 1S 1W E 512 ft S 304.3 ft N 89 deg. 56 min. W to a Pt 307.3 ft S of Beg N to Beg

Beg 632 ft E of NW Cor NE4NW4 Sec 12 1S 1W S 200.5 ft W 120 ft S 286.8 ft S 3 deg. 27 min. W 86.3 ft S 88 deg. 08 min. E 180 ft S 33 deg. 55 min. E 55.8 ft S 89 deg. 38 min. E 127.3 ft N 2 deg. 51 min. W 626.9 ft N 80 deg. 56 min. W 186.4 ft to Beg

Beg 818.4 ft E of NW Cor NE4NW4 Sec 12 1S 1W S 548.9 ft S 89 deg. 55 min. E to E Li of NE4NW4 Sd Sec 12 N along Sd E Li to N Li Sd

Sec 12 W to Beg Exc ROW on N as Desc in B-1472 P-234 and 235 Mesa County Records

Beg 2 ft E of NW Cor Blk 11 Fairmont Sub S 5 ft W 7 ft S 106 ft E 295 ft N 111 ft W 288 ft to Beg Exc Beg 2 ft E of NW Cor Sd Blk 11 E 288 ft S 13 ft W 280 ft S 45 deg. W 21.21 ft N 23 ft E 7 ft N 5 ft to Beg for ROW as Desc in B-1424 P-232 of Mesa County Records

W2 of Foll Desc Tr Beg 217.8 ft N of SW Cor Lot 40 Blk 11 Fairmont Sub Sec 12 1S 1W E 100 ft N to N Li Blk 11 W 100 ft S to Beg

Beg 217.8 ft N and 50 ft E of sW Cor Lot 40 Blk 11 Fairmont Sub Sec 12 1S 1W E 50 ft N to N Li of Blk 11 W 50 ft S to Beg

Beg 217.8 ft N and 100 ft E of SW Cor Lot 40 Blk 11 Fairmont Sub Sec 12 1S 1W E 50 ft N 382.2 ft to N Li Blk 11 W 50 ft S to Beg

E 50 ft of Foll Beg 217.8 ft N and 100 ft E of SW Cor Lot 40 Blk 11 Fairmont Sub Sec 12 1S 1W E 100 ft N to N Li Blk 11 W 100 ft S to Beg

Beg 399.5 ft N of SE Cor Lot 40 Blk 11 Fairmont Sub N 89 deg. 52 min. W 100.5 ft N 200 ft S 89 deg. 52 min. E 130.5 ft S 200 ft N 89 deg. 52 min. W 30 ft to Beg Sec 12 1S 1W

Lots 1 + A Blk 1 Patterson Gardens Sec 12 1S 1W

Lots 2 + B Blk 1 Patterson Gardens Sec 12 1S 1W

Lots 3 + C Blk 1 Patterson Gardens Sec 12 1S 1W

Lots 4 + D Blk 1 Patterson Gardens Sec 12 1S 1W

Lots 1 + A Blk 2 Patterson Gardens Sec 12 1S 1W

Lots 2 + B Blk 2 Patterson Gardens Sec 12 1S 1W

Lots 3 + C Blk 2 Patterson Gardens Sec 12 1S 1W

Lots 4 + D Blk 2 Patterson Gardens Sec 12 1S 1W

Lots 1 + A Blk 3 Patterson Gardens Sec 12 1S 1W

Lots 2 + B Blk 3 Patterson Gardens Sec 12 1S 1W

Lots 3 + C Blk 3 Patterson Gardens Sec 12 1S 1W

Lots 4 + D Blk 3 Patterson Gardens Sec 12 1S 1W

Lots 1 + A Blk 4 Patterson Gardens Sec 12 1S 1W

Lots 2 + B Blk 4 Patterson Gardens Sec 12 1S 1W

Lots 3 + C Blk 4 Patterson Gardens Sec 12 1S 1W

Lots 4 + D Blk 4 Patterson Gardens Sec 12 1S 1W
Lots 1 + A Blk 5 Patterson Gardens Sec 12 1S 1W
Lots 2 + B Blk 5 Patterson Gardens Sec 12 1S 1W
Lots 3 + C Blk 5 Patterson Gardens Sec 12 1S 1W
Lots 4 + D Blk 5 Patterson Gardens Sec 12 1S 1W
Lots 1 + A Blk 6 Patterson Gardens Sec 12 1S 1W
Lots 2 + B Blk 6 Patterson Gardens Sec 12 1S 1W
Lots 3 + C Blk 6 Patterson Gardens Sec 12 1S 1W
Lots 4 + D Blk 6 Patterson Gardens Sec 12 1S 1W
Lots 1 + A Blk 7 Patterson Gardens Sec 12 1S 1W
Lots 2 + B Blk 7 Patterson Gardens Sec 12 1S 1W
Lots 3 + C Blk 7 Patterson Gardens Sec 12 1S 1W
Lots 4 + D Blk 7 Patterson Gardens Sec 12 1S 1W
Lots 1 + A Blk 8 Patterson Gardens Sec 12 1S 1W
Lots 2 + B Blk 8 Patterson Gardens Sec 12 1S 1W
Lots 3 + C Blk 8 Patterson Gardens Sec 12 1S 1W
Lots 4 + D Blk 8 Patterson Gardens Sec 12 1S 1W
Lots 1 + A Blk 9 Patterson Gardens Sec 12 1S 1W
Lots 2 + B Blk 9 Patterson Gardens Sec 12 1S 1W
Lots 3 + C Blk 9 Patterson Gardens Sec 12 1S 1W
Lots 4 + D Blk 9 Patterson Gardens Sec 12 1S 1W
Lots 1 + A Blk 10 Patterson Gardens Sec 12 1S 1W
Lots 2 + B Blk 10 Patterson Gardens Sec 12 1S 1W
Lots 3 + C Blk 10 Patterson Gardens Sec 12 1S 1W
Lots 4 + D Blk 10 Patterson Gardens Sec 12 1S 1W

Blk 11 Patterson Gardens Sec 12 1S 1W consisting of all Common Area + Improvements thereon

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

The probable total cost of said improvements as shown by the estimate of the City Engineer is \$946,975.00, exclusive of collection, interest and incidentals. The estimated assessable cost is \$268,196.00, also exclusive of costs of collection, interest and incidentals.

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

PATTERSON ROAD - EAST FROM 12TH STREET TO 271/2 ROAD

Residential with sidewalk:

Two-thirds cost of their half of such improvements for 2,153.52 abutting feet at \$45.00 per abutting foot.

Residential without sidewalk:

Two-thirds cost of their half of such improvements for 1,920.58 abutting feet at \$42.00 per abutting foot.

Commercial with sidewalk:

Full cost of their half of such improvements for 515.64 abutting feet at \$83.00 per abutting foot.

Commercial without sidewalk:

Full cost of their half of such improvements for 621.10 abutting feet at \$77.00 per abutting foot.

To the estimated assessable cost of \$268,196.00 (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 laws of the State of Colorado, made payable. Interest is not to exceed the amount established by the City Council in the assessing ordinance and shall be charged on unpaid installments.

On July 17, 1985, at the hour of 7:30 o'clock p.m., in the City-County Auditorium at 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 5th day of June, 1985.

BY ORDER OF THE CITY COUNCIL CITY OF GRAND JUNCTION

By: Neva B. Lockhart, CMC

City Clerk

PASSED and ADOPTED this 5th day of June, 1985.

/s/ Raymond G. Phipps

President of the Council

Attest:

/s/ Neva B. Lockhart, CMC

City Clerk

Upon motion of Councilman Love, seconded by Councilman Leland and carried by roll call vote with Councilman BENNETT voting NO, the Resolution was passed and adopted as read.

RESOLUTION NO. 41-85 REFERRING ORDINANCE NO. 2225 TO THE ELECTORATE

The following Resolution was read:

RESOLUTION NO. 41-85

A RESOLUTION REFERRING AN ORDINANCE OF THE CITY OF GRAND JUNCTION TO THE ELECTORATE.

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

That Ordinance No. 2225 of the City of Grand Junction be submitted to the electorate of the City at an election to be held on the 16th day of July, 1985, with the proposition being submitted on the ballot in the following form:

SUBMISSION OF ORDINANCE NO. 2225 OF THE CITY OF GRAND JUNCTION TO THE ELECTORATE OF THE CITY.

ORDINANCE NO. 2225 would change the zoning on the southeast corner of the intersection at 12th Street and Patterson (F) Road from RSF-8 (Residential Single-Family - 8 units per acre) to PB (Planned Business). The plan submitted with the zoning application indicated the site was to be used for a supermarket.

FOR THE ORDINANCE

AGAINST THE ORDINANCE

PASSED and ADOPTED this 5th day of June, 1985.

/s/ Raymond G. Phipps

President of the Council

Attest:

/s/ Neva B. Lockhart, CMC

City Clerk

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

RESOLUTION NO. 42-85 APPOINTING JUDGES OF ELECTION

The following Resolution was read:

RESOLUTION NO. 42-85

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

That the following persons be, and they are hereby appointed as Judges of Election and Alternates for the Special Municipal Election to be held in the City on Tuesday, July 16, 1985:

DISTRICT A, Precinct 1

Judges:

Mildred Sawyer
249 Grand Avenue

Marion Brayton
811 Colorado Avenue

Josephine Manzanares

644 West Colorado Avenue

Alternates:

Alice Norgaard
1131 Grand Avenue

Julia Maldonado
402 West Grand Avenue

DISTRICT A, Precinct 2

Judges:

Wesley Miller
288 261/4 Road

Alice Arcieri
2690 B-3/4 Road

Susan Cypher
316 27-3/8 Road

Alternates:

Patricia Parrish
310 E. Highland

DISTRICT B

Judges:

Helen Kephart
435 North Avenue

Helen Dixon
2562 F Road

Edith Bauer
2551 Mayfair

Maxine Daniels
230 Mesa Avenue

Alternates:

Edna McElvain
1025 N. 5th Street

DISTRICT C

Judges:

Aura Moon

564 Normandy Drive

Mae Uhlemann
1234 Texas Avenue

Mary Ann Warner
1340 N. 21st Street

William H. Nelson
1000 Texas Avenue

Alternates:

Dorothy Gearhart
555 281/2 Road, #21

Vivian Logue
2307 Orchard Avenue

DISTRICT D

Judges:

Nora Peterson
2540 N. 12th Street

Halie Meek
1161 Lowell Court

Louise Sutrina
2012 N. 22nd Street

Lenore (Eve) Ellis
2042 N. 22nd Street

Alternates:

Hazel Hurd
1931 N. 17th Street

DISTRICT E

Judges:

Irene Abbey
1805 Grand Avenue

Pauline Bynum
2022 Gunnison Avenue

Helen Youngerman
535 N. 17th Street

Basil Knight

1110 Gunnison Avenue

Alternates:

Margie Lopas
1261 Colorado Avenue

ABSENTEE

Judges:

Delbert Mueller
2002 N. 21st Street

Charles Teed
510 West Mesa Avenue

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

That each Judge of Election serving on the day of election be compensated for his/her time by the payment of fifty dollars (\$50).

PASSED and ADOPTED this 5th day of June, 1985.

/s/ Raymond G. Phipps

President of the Council

Attest:

/s/ Neva B. Lockhart, CMC

City Clerk

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

RESOLUTION NO. 43-85 AUTHORIZING A CONVEYANCE OF INTEREST IN LANDS IN THE CITY (CITY MARKET, NORTH AVENUE)

The following Resolution was read:

RESOLUTION NO. 43-85

AUTHORIZING A CONVEYANCE OF INTEREST IN LANDS IN THE CITY.

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

That the City Manager, Mark K. Achen, be authorized to execute the necessary documents, as Commissioner to Convey for the City of Grand Junction, to provide the release of a right-of-way document

on Lots 12 through 16 in Block 4, City of Grand Junction, Mesa County, Colorado, recorded in the records of the Mesa County Clerk and Recorder in Book 1440 at Page 239, upon receipt of a conveyance of right-of-way of 10 feet on Lots 7 through 11 in said Block 4 to the City without waiving any future rights of the City as to Lots 12 through 16.

PASSED and ADOPTED this 5th day of July, 1985.

/s/ Raymond G. Phipps

President of the Council

Attest:

/s/ Neva B. Lockhart, CMC

City Clerk

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

SEPTIC TANK TRUCK DUMP SITE AT PERSIGO WASH WASTEWATER TREATMENT PLANT - UP TO \$20,000 APPROPRIATED FROM THE SEWER WASTEWATER FUND

Upon motion of Councilman Pacheco, seconded by Councilman Bennett and carried, an appropriation up to \$20,000 was authorized from the Sewer Wastewater Fund to accommodate development for disposal of septic waste, and the City Manager was authorized to enter into said contract.

CONTRACT WITH DILLON-HUNT FOR ARCHITECTURAL AND PROJECT MANAGEMENT SERVICES FOR LINCOLN PARK POOL DESIGN - \$71,825

Upon motion of Councilman Mannion, seconded by Councilman Pacheco and carried, the City Manager was authorized to enter into a contract with Dillon-Hunt for architectural and project management services related to the Lincoln Park Pool design for the amount of \$71,825.

ADJOURNMENT

The President adjourned the meeting.

Neva B. Lockhart

Neva B. Lockhart, CMC
City Clerk