

ORDINANCE NO. 3599

AN ORDINANCE APPROVING THE ASSESSABLE COST OF THE IMPROVEMENTS MADE IN AND FOR ALLEY IMPROVEMENT DISTRICT NO. ST-03 IN THE CITY OF GRAND JUNCTION, COLORADO, PURSUANT TO ORDINANCE NO. 178, ADOPTED AND APPROVED THE 11TH DAY OF JUNE, 1910, AS AMENDED; APPROVING THE APPORTIONMENT OF SAID COST TO EACH LOT OR TRACT OF LAND OR OTHER REAL ESTATE IN SAID DISTRICT; ASSESSING THE SHARE OF SAID COST AGAINST EACH LOT OR TRACT OF LAND OR OTHER REAL ESTATE IN SAID DISTRICT; APPROVING THE APPORTIONMENT OF SAID COST AND PRESCRIBING THE MANNER FOR THE COLLECTION AND PAYMENT OF SAID ASSESSMENT

WHEREAS, the City Council and the Municipal Officers of the City of Grand Junction, in the State of Colorado, have complied with all the provisions of law relating to certain improvements in Alley Improvement District No. ST-03 in the City of Grand Junction, pursuant to Ordinance No.178 of said City, adopted and approved June 11, 1910, as amended, being Chapter 28 of the Code of Ordinances of the City of Grand Junction, Colorado, and pursuant to the various resolutions, orders and proceedings taken under said Ordinance; and

WHEREAS, the City Council has heretofore caused to be published the Notice of Completion of said local improvements in said Alley Improvement District No. ST-03 and the apportionment of the cost thereof to all persons interested and to the owners of real estate which is described therein, said real estate comprising the district of lands known as Alley Improvement District No. ST-03 in the City of Grand Junction, Colorado, which said Notice was caused to be published in The Daily Sentinel, the official newspaper of the City of Grand Junction (the first publication thereof appearing on December 19th, 2003, and the last publication thereof appearing on December 21st, 2003); and

WHEREAS, said Notice recited the share to be apportioned to and upon each lot or tract of land within said District assessable for said improvements, and recited that complaints or objections might be made in writing to the City Council and filed with the City Clerk within thirty (30) days from the first publication of said Notice, and that such complaints would be heard and determined by the City Council at its first regular meeting after the said thirty (30) days and before the passage of any ordinance assessing the cost of said improvements; and

WHEREAS, no written complaints or objections have been made or filed with the City Clerk as set forth in said Notice; and

WHEREAS, the City Council has fully confirmed the statement prepared by the City Engineer and certified by the President of the Council showing the assessable cost of said improvements and the apportionment thereof heretofore made as contained

in that certain Notice to property owners in Alley Improvement District No. ST-03 duly published in the Daily Sentinel, the official newspaper of the City, and has duly ordered that the cost of said improvements in said Alley Improvement District No. ST-03 be assessed and apportioned against all of the real estate in said District in the portions contained in the aforesaid Notice; and

WHEREAS, from the statement made and filed with the City Clerk by the City Engineer, it appears that the assessable cost of the said improvements is \$95,543.52; and

WHEREAS, from said statement it also appears the City Engineer has apportioned a share of the assessable cost to each lot or tract of land in said District in the following proportions and amounts, severally, to wit:

6TH STREET TO 7TH STREET, ROOD AVE TO WHITE AVE

TAX SCHEDULE NO.: 2945-143-07-002 LEGAL DESCRIPTION: LOT 6, BLOCK 94,
CITY OF GRAND JUNCTION
ASSESSMENT.....\$834.75

TAX SCHEDULE NO.: 2945-143-07-003 LEGAL DESCRIPTION: LOT 7, BLOCK 94,
CITY OF GRAND JUNCTION
ASSESSMENT.....\$834.75

TAX SCHEDULE NO.: 2945-143-07-004 LEGAL DESCRIPTION: LOT 8, BLOCK 94,
CITY OF GRAND JUNCTION
ASSESSMENT.....\$834.75

TAX SCHEDULE NO.: 2945-143-07-007 LEGAL DESCRIPTION: LOTS 27 & 28,
BLOCK 94, CITY OF GRAND JUNCTION
ASSESSMENT.....\$1669.50

TAX SCHEDULE NO.: 2945-143-07-008 LEGAL DESCRIPTION: LOTS 25 & 26,
BLOCK 94, CITY OF GRAND JUNCTION
ASSESSMENT.....\$1669.50

TAX SCHEDULE NO.: 2945-143-07-009 LEGAL DESCRIPTION: LOTS 22, 23, AND
24, INCLUSIVE, BLOCK 94, CITY OF GRAND JUNCTION
ASSESSMENT.....\$2504.25

TAX SCHEDULE NO.: 2945-143-07-010 LEGAL DESCRIPTION: LOT 21, BLOCK 94,
CITY OF GRAND JUNCTION
ASSESSMENT.....\$4173.75

TAX SCHEDULE NO.: 2945-143-07-931 LEGAL DESCRIPTION: LOTS 1 TO 3
INCLUSIVE, BLOCK 94, CITY OF GRAND JUNCTION
ASSESSMENT.....\$2504.25

TAX SCHEDULE NO.: 2945-143-07-938 LEGAL DESCRIPTION: S 45FT OF LOTS 4 & 5, BLOCK 94, CITY OF GRAND JUNCTION S 14 1S 1W
ASSESSMENT.....\$1669.50

TAX SCHEDULE NO.: 2945-144-07-002 LEGAL DESCRIPTION: LOTS 16 THROUGH 20, INCLUSIVE, CITY OF GRAND JUNCTION
ASSESSMENT.....\$4507.65

TAX SCHEDULE NO.: 2945-144-07-003 LEGAL DESCRIPTION: LOTS 9 THROUGH 15, INCLUSIVE, BLOCK 94, CITY OF GRAND JUNCTION
ASSESSMENT.....\$6177.15

TAX SCHEDULE NO.: 2945-143-07-011 LEGAL DESCRIPTION: UNIT 1
COURTHOUSE PLACE BUILDING CONDOMINIUM & 1/6 INTEREST IN COMMON
ELEMENTS
ASSESSMENT.....\$278.25

TAX SCHEDULE NO.: 2945-143-07-012 LEGAL DESCRIPTION: UNIT 2
COURTHOUSE PLACE BUILDING CONDOMINIUM & 1/6 INTEREST IN COMMON
ELEMENTS
ASSESSMENT.....\$278.25

TAX SCHEDULE NO.: 2945-143-07-013 LEGAL DESCRIPTION: UNIT 3
COURTHOUSE PLACE BUILDING CONDOMINIUM & 1/6 INTEREST IN COMMON
ELEMENTS
ASSESSMENT.....\$278.25

TAX SCHEDULE NO.: 2945-143-07-014 LEGAL DESCRIPTION: UNIT 4
COURTHOUSE PLACE BUILDING CONDOMINIUM & 1/6 INTEREST IN COMMON
ELEMENTS
ASSESSMENT.....\$278.25

TAX SCHEDULE NO.: 2945-143-07-015 LEGAL DESCRIPTION: UNIT 5
COURTHOUSE PLACE BUILDING CONDOMINIUM & 1/6 INTEREST IN COMMON
ELEMENTS
ASSESSMENT.....\$278.25

TAX SCHEDULE NO.: 2945-143-07-016 LEGAL DESCRIPTION: UNIT 6
COURTHOUSE PLACE BUILDING CONDOMINIUM & 1/6 INTEREST IN COMMON
ELEMENTS
ASSESSMENT.....\$278.25

2ND STREET TO 3RD STREET, NORTH AVENUE TO E. SHERWOOD DRIVE

TAX SCHEDULE NO.: 2945-113-00-004 LEGAL DESCRIPTION: BEG 470 FT E OF SW COR S11 1S 1W; N 390 FT; E 50 FT; S 390 FT; W TO BEG; EXC S 50 FT FOR RD PER B-1451 P530 MESA COUNTY RECORDS
ASSESSMENT.....\$1,669.50

TAX SCHEDULE NO.: 2945-113-00-008 LEGAL DESCRIPTION: BEG 420 FT E OF SW COR S11 1S 1W; N 390 FT; E 50 FT; S 390 FT; W TO BEG; EXC S 50 FT FOR RD PER B-1451 P-530 MESA COUNTY RECORDS
ASSESSMENT.....\$1,669.50

TAX SCHEDULE NO.: 2945-113-17-001 LEGAL DESCRIPTION: LOT 1, BLOCK 13, SHERWOOD ADDITION, AMENDED PLAT OF BLOCKS 8, 9, 11, 12 &13, CITY OF GRAND JUNCTION
ASSESSMENT.....\$6,360.80

TAX SCHEDULE NO.: 2945-113-17-003 LEGAL DESCRIPTION: ALL THAT PART OF LOT 2, BLOCK 13, SHERWOOD ADDITION, AMENDED PLAT OF BLOCKS 8, 9, 11, 12 &13, N OF A LINE EXTENDING FROM MIDPOINT ON WESTERLY BOUNDARY TO MIDPOINT OF EASTERLY BOUNDARY OF LOT, CITY OF GRAND JUNCTION
ASSESSMENT.....\$982.62

TAX SCHEDULE NO.: 2945-113-17-005 LEGAL DESCRIPTION: BEG AT INTERSECTION OF SOUTHWESTERLY LINE OF LOT 3, BLOCK 13, SHERWOOD ADDITION, AMENDED PLAT OF BLOCKS 8, 9, 11, 12 &13, WITH SOUTHEASTERLY ROW OF E SHERWOOD DR.; NELY ALONG E. SHERWOOD DR. 50 FT; S43DEG 36MIN E 126.24 FT TO ALLEY; S 28DEG W ALONG ALLEY 52.65 FT TO SWLY LINE LOT 3; N 43DEG 36MIN W ALONG SOUTHWESTERLY LINE LOT 3 143.35 TO BEG, CITY OF GRAND JUNCTION
ASSESSMENT.....\$836.34

TAX SCHEDULE NO.: 2945-113-17-007 LEGAL DESCRIPTION: N 80 FT OF LOT 5, BLOCK 13, SHERWOOD ADDITION, AMENDED PLAT OF BLOCKS 8, 9, 11, 12 &13, CITY OF GRAND JUNCTION
ASSESSMENT.....\$3,005.10

TAX SCHEDULE NO.: 2945-113-17-008 LEGAL DESCRIPTION: S 100 FT OF LOT 5, BLOCK 13, SHERWOOD ADDITION, AMENDED PLAT OF BLOCKS 8, 9, 11, 12 & 13, CITY OF GRAND JUNCTION
ASSESSMENT.....\$1,812.60

TAX SCHEDULE NO.: 2945-113-17-010 LEGAL DESCRIPTION: UNIT 1 + AN UNDIVIDED 1/2 OF THE COMMON ELEMENTS, SHERWOOD PARK CONDOMINIUM, AS RECORDED RECEPTION NO. 1014611, CITY OF GRAND JUNCTION
ASSESSMENT.....\$1,031.75

TAX SCHEDULE NO.: 2945-113-17-011 LEGAL DESCRIPTION: UNIT 2 + AN UNDIVIDED 1/2 OF THE COMMON ELEMENTS, SHERWOOD PARK CONDOMINIUM, AS RECORDED RECEPTION NO. 1014611, CITY OF GRAND JUNCTION
ASSESSMENT.....\$1,031.75

TAX SCHEDULE NO.: 2945-113-17-013 LEGAL DESCRIPTION: A PORTION OF LOT 4, SHERWOOD ADDITION, AMENDED PLAT OF BLOCKS 8, 9, 11, 12 & 13, SEC 11 1S 1W, DESC. AS FOLLOWS; BEG AT SE COR SAID LOT 4; N 89DEG 42MIN W 75 FT; N 0DEG 13MIN W 119.05 FT; ALONG A CURVE TO THE RIGHT 51.5 FT, WHOSE RAD IS 583.3 FT AND CHORD BEARS N 68DEG 39MIN 08SEC E 51.48FT; ALONG A CURVE TO THE RIGHT 38.68 FT, WHOSE RAD IS 20 FT AND CHORD BEARS S 55DEG 24MIN 13SEC E 32.86 FT; S 0DEG 13MIN E 119.53 FT TO BEG, CITY OF GRAND JUNCTION
ASSESSMENT.....\$2,504.25

TAX SCHEDULE NO.: 2945-113-17-014 LEGAL DESCRIPTION: BEG S 0DEG 13MIN E 97 FT FROM NE COR LOT 6, BLOCK 13, SHERWOOD ADDITION, AMENDED PLAT OF BLOCKS 8, 9, 11, 12 & 13, SEC 11 1S 1W; S 0DEG 13MIN E 43 FT; N 89DEG 36MIN 30SEC W 190.53 FT; N 44DEG 54MIN 45SEC W 7.11 FT; N 0DEG 13MIN W 112.16 FT; N 28DEG 08MIN E 25.81 FT; S 89DEG 36MIN 30SEC E 51.78 FT; S 0DEG 13MIN E 97 FT; S 89DEG 36MIN 30SEC E 131.5 FT TO BEG, CITY OF GRAND JUNCTION.
ASSESSMENT.....\$6,357.46

TAX SCHEDULE NO.: 2945-113-17-025 LEGAL DESCRIPTION: UNITS 101 THROUGH 105 INCLUSIVE & UNITS 201-202-204 & 205 SHERWOOD PARK PLAZA, RECEPTION NO. 1274960 DECL RECD B-1343 P-570 THRU P-600 MESA CO. RECORDS & COMMON ELEMENTS, CITY OF GRAND JUNCTION
ASSESSMENT.....\$2,374.03

TAX SCHEDULE NO.: 2945-113-18-005 LEGAL DESCRIPTION: LOTS 1,2&3, BLOCK 4 SHAFROTH RODGERS ADDITION SEC 11 1S 1W & BEG 520FT E OF SW COR SAID SEC 11; N 400FT; E 50FT; S 400FT; W TO BEG, & THAT PT OF W 10FT OF VAC ROW OF 3RD ST ADJACENT ON E PER CITY ORD. DESC IN B-1704 P-668, EXC N 10FT FOR ALLEY AS DESC IN B-1020 P-965 MESA CO. RECORDS, CITY OF GRAND JUNCTION
ASSESSMENT.....\$10,350.90

11TH STREET TO 12TH STREET, ROOD AVENUE TO WHITE AVENUE

TAX SCHEDULE NO.: 2945-144-12-002 LEGAL DESCRIPTION: SOUTH 39.45 FT OF LOTS 1 & 2, BLOCK 89, CITY OF GRAND JUNCTION
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-144-12-021 LEGAL DESCRIPTION: LOT 3 AND THE WEST HALF OF LOT 4, BLOCK 89, CITY OF GRAND JUNCTION
ASSESSMENT.....\$318.00

TAX SCHEDULE NO.: 2945-144-12-003 LEGAL DESCRIPTION: EAST HALF OF LOT 4 AND ALL OF LOT 5, BLOCK 89, CITY OF GRAND JUNCTION
ASSESSMENT.....\$318.00

TAX SCHEDULE NO.: 2945-144-12-004 LEGAL DESCRIPTION: LOTS 6 & 7, BLOCK 89, CITY OF GRAND JUNCTION
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-144-12-005 LEGAL DESCRIPTION: LOTS 8 & 9, BLOCK 89, CITY OF GRAND JUNCTION
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-144-12-006 LEGAL DESCRIPTION: LOTS 10 & 11, BLOCK 89, CITY OF GRAND JUNCTION
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-144-12-007 LEGAL DESCRIPTION: LOTS 12 & 13, BLOCK 89, CITY OF GRAND JUNCTION
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-144-12-008 LEGAL DESCRIPTION: LOTS 14, 15 & 16, BLOCK 89, CITY OF GRAND JUNCTION
ASSESSMENT.....\$636.00

TAX SCHEDULE NO.: 2945-144-12-009 LEGAL DESCRIPTION: LOT 17, BLOCK 89, CITY OF GRAND JUNCTION
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-144-12-010 LEGAL DESCRIPTION: NORTH 39 FT OF LOTS 33 & 34, BLOCK 89, CITY OF GRAND JUNCTION
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-144-12-023 LEGAL DESCRIPTION: LOTS 31 & 32, BLOCK 89, CITY OF GRAND JUNCTION
ASSESSMENT.....\$795.00

TAX SCHEDULE NO.: 2945-144-12-014 LEGAL DESCRIPTION: LOTS 29 & 30,
BLOCK 89, CITY OF GRAND JUNCTION
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-144-12-015 LEGAL DESCRIPTION: LOTS 27 & 28,
BLOCK 89, CITY OF GRAND JUNCTION
ASSESSMENT.....\$795.00

TAX SCHEDULE NO.: 2945-144-12-016 LEGAL DESCRIPTION: LOTS 25 & 26,
BLOCK 89, CITY OF GRAND JUNCTION
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-144-12-017 LEGAL DESCRIPTION: LOTS 23 & 24,
BLOCK 89, CITY OF GRAND JUNCTION
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-144-12-018 LEGAL DESCRIPTION: LOTS 21 & 22,
BLOCK 89, CITY OF GRAND JUNCTION
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-144-12-019 LEGAL DESCRIPTION: LOTS 19 & 20,
BLOCK 89, CITY OF GRAND JUNCTION
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-144-12-020 LEGAL DESCRIPTION: LOT 18, BLOCK 89,
CITY OF GRAND JUNCTION
ASSESSMENT.....\$424.00

13TH ST TO 14TH STREET, COLORADO AVENUE TO MAIN STREET

TAX SCHEDULE NO.: 2945-133-14-001 LEGAL DESCRIPTION: LOTS 31 & 32,
BLOCK "K", KEITH'S ADDITION, CITY OF GRAND JUNCTION
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-133-14-002 LEGAL DESCRIPTION: LOTS 29 & 30,
BLOCK "K", KEITH'S ADDITION, CITY OF GRAND JUNCTION
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-133-14-003 LEGAL DESCRIPTION: LOTS 27 & 28,
BLOCK "K", KEITH'S ADDITION, CITY OF GRAND JUNCTION
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-133-14-004 LEGAL DESCRIPTION: LOTS 25 & 26,
BLOCK "K", KEITH'S ADDITION, CITY OF GRAND JUNCTION
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-133-14-005 LEGAL DESCRIPTION: LOTS 23 & 24,
BLOCK "K", KEITH'S ADDITION, CITY OF GRAND JUNCTION
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-133-14-006 LEGAL DESCRIPTION: LOTS 21 & 22,
BLOCK "K", KEITH'S ADDITION, CITY OF GRAND JUNCTION
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-133-14-007 LEGAL DESCRIPTION: LOTS 19 & 20,
BLOCK "K", KEITH'S ADDITION, CITY OF GRAND JUNCTION
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-133-14-008 LEGAL DESCRIPTION: LOTS 17 & 18,
BLOCK "K", KEITH'S ADDITION, CITY OF GRAND JUNCTION
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-133-14-009 LEGAL DESCRIPTION: LOTS 1 & 2,
BLOCK "K", KEITH'S ADDITION, CITY OF GRAND JUNCTION
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-133-14-010 LEGAL DESCRIPTION: LOTS 3 & 4,
BLOCK "K", KEITH'S ADDITION, CITY OF GRAND JUNCTION
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-133-14-011 LEGAL DESCRIPTION: LOTS 5 & 6,
BLOCK "K", KEITH'S ADDITION, CITY OF GRAND JUNCTION
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-133-14-012 LEGAL DESCRIPTION: LOTS 7 & 8,
BLOCK "K", KEITH'S ADDITION, CITY OF GRAND JUNCTION
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-133-14-013 LEGAL DESCRIPTION: LOTS 15 & 16,
BLOCK "K", KEITH'S ADDITION, CITY OF GRAND JUNCTION
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-133-14-014 LEGAL DESCRIPTION: LOTS 9 & 10,
BLOCK "K", KEITH'S ADDITION, CITY OF GRAND JUNCTION
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-133-14-015 LEGAL DESCRIPTION: LOTS 11 & 12,
BLOCK "K", KEITH'S ADDITION, CITY OF GRAND JUNCTION
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-133-14-016 LEGAL DESCRIPTION: LOTS 13 & 14,
BLOCK "K", KEITH'S ADDITION, CITY OF GRAND JUNCTION
ASSESSMENT.....\$424.00

13TH STREET TO 14TH STREET, HALL AVENUE TO ORCHARD AVENUE

TAX SCHEDULE NO.: 2945-123-02-008 LEGAL DESCRIPTION: LOT 1 & THE
WEST 19.27 FT OF LOT 2, BLOCK 1, EASTHOLME-IN-GRANDVIEW SUB, CITY OF
GRAND JUNCTION
ASSESSMENT.....\$653.55

TAX SCHEDULE NO.: 2945-123-02-007 LEGAL DESCRIPTION: EAST 38.53 FT OF
LOT 2 & THE WEST 38.53 FT OF LOT 3, BLOCK 1, EASTHOLME-IN-GRANDVIEW
SUB, CITY OF GRAND JUNCTION
ASSESSMENT.....\$653.47

TAX SCHEDULE NO.: 2945-123-02-006 LEGAL DESCRIPTION: EAST 19.27 FT OF
LOT 3 & ALL OF LOT 4, BLOCK 1, EASTHOLME-IN-GRANDVIEW SUB, EXCEPT
THE EAST 3 FT OF THE NORTH 101.5 FT OF LOT 4, CITY OF GRAND JUNCTION
ASSESSMENT.....\$653.55

TAX SCHEDULE NO.: 2945-123-02-009 LEGAL DESCRIPTION: LOT 16, BLOCK 1,
EASTHOLME-IN-GRANDVIEW SUB, CITY OF GRAND JUNCTION
ASSESSMENT.....\$644.48

TAX SCHEDULE NO.: 2945-123-02-015 LEGAL DESCRIPTION: LOT 17 & THE
EAST 19.27 FT OF LOT 18, BLOCK 1, EASTHOLME-IN-GRANDVIEW SUB, CITY OF
GRAND JUNCTION
ASSESSMENT.....\$653.55

TAX SCHEDULE NO.: 2945-123-02-016 LEGAL DESCRIPTION: WEST 38.53 FT OF
LOT 18 & THE EAST 38.53 FT OF LOT 19, BLOCK 1, EASTHOLME-IN-GRANDVIEW
SUB, CITY OF GRAND JUNCTION
ASSESSMENT.....\$653.47

TAX SCHEDULE NO.: 2945-123-02-017 LEGAL DESCRIPTION: WEST 19.27 FT OF
LOT 19 & ALL OF LOT 20, BLOCK 1, EASTHOLME-IN-GRANDVIEW SUB, CITY OF
GRAND JUNCTION
ASSESSMENT.....\$653.55

13TH STREET TO 14TH STREET, CHIPETA AVENUE TO OURAY AVENUE

TAX SCHEDULE NO.: 2945-132-10-001 LEGAL DESCRIPTION: LOTS 1 & 2,
BLOCK 2, DUNDEE PLACE, CITY OF GRAND JUNCTION
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-132-10-002 LEGAL DESCRIPTION: LOTS 3 & 4 AND
THE WEST HALF OF LOT 5, BLOCK 2, DUNDEE PLACE, CITY OF GRAND
JUNCTION
ASSESSMENT.....\$530.00

TAX SCHEDULE NO.: 2945-132-10-003 LEGAL DESCRIPTION: EAST HALF OF
LOT 5 AND ALL OF LOTS 6 & 7, BLOCK 2, DUNDEE PLACE, CITY OF GRAND
JUNCTION
ASSESSMENT.....\$530.00

TAX SCHEDULE NO.: 2945-132-10-004 LEGAL DESCRIPTION: LOTS 8 & 9 AND
THE WEST HALF OF LOT 10, BLOCK 2, DUNDEE PLACE, CITY OF GRAND
JUNCTION
ASSESSMENT.....\$530.00

TAX SCHEDULE NO.: 2945-132-10-005 LEGAL DESCRIPTION: EAST HALF OF
LOT 10 AND ALL OF LOTS 11 & 12, BLOCK 2, DUNDEE PLACE, CITY OF GRAND
JUNCTION
ASSESSMENT.....\$530.00

TAX SCHEDULE NO.: 2945-132-10-006 LEGAL DESCRIPTION: LOTS 13 & 14,
BLOCK 2, DUNDEE PLACE, CITY OF GRAND JUNCTION
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-132-10-008 LEGAL DESCRIPTION: LOTS 31 & 32,
BLOCK 2, DUNDEE PLACE, CITY OF GRAND JUNCTION
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-132-10-009 LEGAL DESCRIPTION: LOTS 29 & 30,
BLOCK 2, DUNDEE PLACE, CITY OF GRAND JUNCTION
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-132-10-010 LEGAL DESCRIPTION: LOTS 27 & 28,
BLOCK 2, DUNDEE PLACE, CITY OF GRAND JUNCTION
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-132-10-011 LEGAL DESCRIPTION: LOTS 25 & 26,
BLOCK 2, DUNDEE PLACE, CITY OF GRAND JUNCTION
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-132-10-012 LEGAL DESCRIPTION: LOTS 23 & 24,
BLOCK 2, DUNDEE PLACE, CITY OF GRAND JUNCTION
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-132-10-013 LEGAL DESCRIPTION: LOTS 21 & 22,
BLOCK 2, DUNDEE PLACE, CITY OF GRAND JUNCTION
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-132-10-014 LEGAL DESCRIPTION: LOTS 19 & 20,
BLOCK 2, DUNDEE PLACE, CITY OF GRAND JUNCTION
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-132-10-015 LEGAL DESCRIPTION: LOTS 17 & 18,
BLOCK 2, DUNDEE PLACE, CITY OF GRAND JUNCTION
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-132-10-016 LEGAL DESCRIPTION: LOTS 15 & 16,
BLOCK 2, DUNDEE PLACE, CITY OF GRAND JUNCTION
ASSESSMENT.....\$424.00

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

Section 1. That the assessable cost and apportionment of the same, as hereinabove set forth, is hereby assessed against all the real estate in said District, and to and upon each lot or tract of land within said District, and against such persons in the portions and amounts which are severally hereinbefore set forth and described.

Section 2. That said assessments, together with all interests and penalties for default in payment thereof, and all cost of collecting the same, shall from the time of final publication of this Ordinance, constitute a perpetual lien against each lot of land herein described, on a parity with the tax lien for general, State, County, City and school taxes, and no sale of such property to enforce any general, State, County, City or school tax or other lien shall extinguish the perpetual lien of such assessment.

Section 3. That said assessment shall be due and payable within thirty (30) days after the final publication of this Ordinance without demand; provided that all such assessments may, at the election of the owner, be paid in installments with interest as hereinafter provided. Failure to pay the whole assessment within the said period of thirty days shall be conclusively considered and held an election on the part of all persons interested, whether under disability or otherwise, to pay in such installments. All persons so electing to pay in installments shall be conclusively considered and held as consenting to said improvements, and such election shall be conclusively considered and held as a waiver of any and all rights to question the power and jurisdiction of the City to construct the improvements, the quality of the work and the regularity or sufficiency of the proceedings, or the validity or correctness of the assessment.

Section 4. That in case of such election to pay in installments, the assessments shall be payable in ten (10) equal annual installments of the principal. The first of said installments of principal shall be payable at the time the next installment of general taxes, by the laws of the State of Colorado, is payable, and each annual installment shall be paid on or before the same date each year thereafter, along with simple interest which has accrued at the rate of 8 percent per annum on the unpaid principal, payable annually.

Section 5. That the failure to pay any installments, whether of principal or interest, as herein provided, when due, shall cause the whole unpaid principal to become due and payable immediately and the whole amount of the unpaid principal and accrued interest shall thereafter draw interest at the rate of 8 percent per annum until the day of sale, as by law provided; but at any time prior to the date of sale, the owner may pay the amount of such delinquent installment or installments, with interest at 8 percent per annum as aforesaid, and all penalties accrued, and shall thereupon be restored to the right thereafter to pay in installments in the same manner as if default had not been suffered. The owner of any piece of real estate not in default as to any installments may at any time pay the whole of the unpaid principal with interest accrued.

Section 6. That payment may be made to the City Finance Director at any time within thirty days after the final publication of this Ordinance, and an allowance of the six percent added for cost of collection and other incidentals shall be made on all payments made during said period of thirty days.

Section 7. That the monies remaining in the hands of the City Finance Director as the result of the operation and payments under Alley Improvement District No. ST-03 shall be retained by the Finance Director and shall be used thereafter for the purpose of further funding of past or subsequent improvement districts which may be or may become in default.

Section 8. That all provisions of Ordinance No. 178 of the City of Grand Junction, as amended, being Chapter 28 of the Code of Ordinances of the City of Grand Junction, Colorado, shall govern and be taken to be a part of this Ordinance with respect to the creation of said Alley Improvement District No. ST-03, the construction of the improvements therein, the apportionment and assessment of the cost thereof and the collection of such assessments.

Section 9. That this Ordinance, after its introduction and first reading, shall be published once in full in the Daily Sentinel, the official newspaper of the City, at least ten days before its final passage, and after its final passage, it shall be numbered and recorded in the City ordinance record, and a certificate of such adoption and publication shall be authenticated by the certificate of the publisher and the signature of the President of the Council and the City Clerk, and shall be in full force and effect on and after the date of such final publication, except as otherwise provided by the Charter of the City of Grand Junction.

INTRODUCED and **ORDERED PUBLISHED** this 21st day of January, 2004.

Passed and Adopted on the 4th day of February, 2004

Attest:

/s/ Stephanie Tuin
City Clerk

/s/ Jim Spehar
President of the Council