

**ORDINANCE NO. 5187**

**AN ORDINANCE APPROVING THE ASSESSABLE COST OF THE IMPROVEMENTS MADE IN AND FOR ALLEY IMPROVEMENT DISTRICT NO. ST-23, 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 DISTRICTS; ASSESSING THE SHARE OF SAID COST AGAINST EACH LOT OR TRACT OF LAND OR OTHER REAL ESTATE IN SAID DISTRICTS; 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-23, in the City of Grand Junction, pursuant to Ordinance No.178 of said City, adopted and approved June 11, 1910, as amended, being Chapter 12 of the Grand Junction Municipal Code (GJMC) 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-23, 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 land known as Alley Improvement District No. ST-23, 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 November 17, 2023, and the last publication thereof appearing on November 17, 2023); and

WHEREAS, said Notice recited the share to be apportioned to and upon each lot or tract of land within said Districts assessable for said improvements, and recited that complaints or objections might be made in writing to the Council and filed with the Clerk within thirty (30) days from the first publication of said Notice, and that such complaints would be heard and determined by the 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-23, 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-23, 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 \$165,789.92; 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:

<b>ALLEY 6TH STREET AND 7TH STREET AND TIGER AVENUE TO ORCHARD AVENUE</b>		
<b>TAX SCHEDULE NUMBER</b>	<b>LEGAL DESCRIPTION</b>	<b>ASSESSMENT</b>
2945-113-11-001	LOT 1 + N 18.5FT OF LOT 2 BLK 1 HIGH SCHOOL ADDITION SEC 11 1S 1W	\$1,544.39
2945-113-11-002	S 37.5FT OF LOT 2 + N 36.5FT OF LOT 3 BLK 1 HIGH SCHOOL ADDITION SEC 11 1S 1W	\$1,534.02
2945-113-11-003	S 19.5FT OF LOT 3 + N 46.25FT OF LOT 4 BLK 1 HIGH SCHOOL ADDITION SEC 11 1S 1W	\$1,363.00
2945-113-11-004	S 9.75FT OF LOT 4 + ALL LOT 5 BLK 1 HIGH SCHOOL ADDITION SEC 11 1S 1W	\$1,363.00
2945-113-12-001	ALL BLK 3 HIGH SCHOOL ADDITION SEC 11 1S 1W UM	\$90,175.50
2945-114-00-006	S 50FT OF LOT 22 CAPITOL HILL SUB SEC 11 1S 1W	\$1,036.50
2945-114-00-011	S 50FT OF FOLL BEG 115FT S OF NE COR LOT 21 CAPITOL HILL SUB SEC 11 1S 1W W 132FT TO W LI LOT 21 S 150FT E 132FT N TO BEG	\$1,036.50
2945-114-00-012	N 51FT OF S 252FT OF LOT 21 CAPITOL HILL SUB SEC 11 1S 1W	\$1,762.05
2945-114-00-013	N 51FT OF S 201FT OF LOT 21 CAPITOL HILL SUB SEC 11 1S 1W	\$1,057.23
2945-114-00-014	N 50FT OF S 150FT OF LOT 21 CAPITOL HILL SUB SEC 11 1S 1W	\$1,036.50

2945-114-00-015	A PT OF LOT 21 OF CAPITOL HILL SUBDIVISION SEC 11 1S 1W UM DESC AS FOLLS BEG AT PT ON E-LI OF SD LOT 21.50FT N OF SE COR SD LOT 21 W 130FT M/L TO W-LI SD LOT 21 N ALG W-LI SD LOT 21.50FT E 130FT M/L TO E-LI SD LOT 21 S TO PLACE OF BEG	\$1,036.50
2945-114-00-016	S 50FT OF LOT 21 CAPITOL HILL SUB SEC 11 1S 1W	\$1,036.50
2945-114-00-018	S 50FT OF N 100FT OF LOT 20 CAPITOL HILL SEC 11 1S 1W	\$1,036.50
2945-114-00-019	S 50FT OF N 150FT OF LOT 20 CAPITOL HILL SUB SEC 11 1S 1W	\$1,036.50
2945-114-00-020	S 50FT OF N 200FT OF LOT 20 CAPITOL HILL SUB SEC 11 1S 1W	\$1,036.50
2945-114-00-021	S 50FT OF N 250FT OF LOT 20 CAPITOL HILL SUB SEC 11 1S 1W	\$1,036.50
2945-114-00-024	N2 OF S 92FT OF LOT 20 CAPITOL HILL SUB	\$953.58
2945-114-00-025	S2 OF S 92FT OF LOT 20 CAPITOL HILL SUB	\$953.58
2945-114-00-026	N 50FT OF LOT 19 CAPITOL HILL SUB SEC 11 1S 1W	\$1,036.50
2945-114-00-041	S 36FT OF N 86FT OF LOT 19 CAPITOL HILLS SUB SEC 11 1S 1W	\$746.28
2945-114-00-042	S 39FT OF N 125FT OF LOT 19 CAPITOL HILL SUB SEC 11 1S 1W	\$808.47
2945-114-00-047	S 50FT OF N 350FT & N 75FT OF S 167FT OF LOT 20 CAPITOL HILL SUB SEC 11 1S 1W	\$8,637.50
2945-114-00-053	TR IN LOT 20 CAPITOL HILL SUB BEG 250' SOUTH OF NE COR LOT 20 W 130' S 50' E 130' N TO BEG	\$3,455.00
2945-114-00-054	N 50FT OF LOT 20 CAPITAL HILL SUB SEC 11 1S 1W UM	\$3,455.00
2945-114-00-055	S 170FT OF N 200FT & N 217FT OF S 317FT OF LOT 22 CAPITOL HILL SUB SEC 11 1S 1W - 1.19AC	\$26,741.70
2945-114-00-056	N 50FT OF S 100FT LOT 22 CAPITAL HILL SEC 11 1S 1W	\$3,455.00
2945-114-33-001	LOT 1 HANEY SUBDIVISION PER PLAT RN 2961257 MESA CO CLERKS OFF SEC 11 1S 1W UM - 7114 SQ FT	\$1,852.92
2945-114-33-002	LOT 2 HANEY SUBDIVISION PER PLAT RN 2961257 MESA CO CLERKS OFF SEC 11 1S 1W UM - 7145 SQ FT	\$1,861.21
2945-114-33-003	LOT 3 HANEY SUBDIVISION PER PLAT RN 2961257 MESA CO CLERKS OFF SEC 11 1S 1W UM - 7105 SQ FT	\$1,852.57
2945-114-33-004	LOT 4 HANEY SUBDIVISION PER PLAT RN 2961257 MESA CO CLERKS OFF SEC 11 1S 1W UM - 7050 SQ FT	\$1,852.92

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 ST-23 (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 6 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 6 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 6 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-23, 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 12 of the Grand Junction Municipal Code (GJMC) and the Charter as applicable shall govern and be taken to be a part of this Ordinance with respect to the creation of said Alley Improvement District No. ST-23, 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 Grand Junction 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 on first reading this 15<sup>th</sup> day of November 2023.

Passed and adopted and order published in pamphlet form this 20<sup>th</sup> day of December 2023.

  
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Anna M. Stout  
President of the City Council

Attest:  
  
\_\_\_\_\_  
Amy Phillips  
City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5187 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 15<sup>th</sup> day of November 2023 and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 20<sup>th</sup> day of December 2023, at which Ordinance No. 5187 was read, considered, adopted, and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 22<sup>nd</sup> day of December 2023.

  
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Deputy City Clerk

Published: November 17, 2023  
Published: December 22, 2023  
Effective: January 21, 2024

