

ORDINANCE NO. 887

AN ORDINANCE APPROVING THE WHOLE COST OF THE IMPROVEMENTS MADE IN AND FOR IMPROVEMENT DISTRICT NO. 51, 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: AND APPROVING THE APPORTIONMENT OF SAID COST: AND PRESCRIBING THE MANNER FOR THE COLLECTION AND PAYMENT OF SAID ASSESSMENTS.

WHEREAS, the City Council and 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 Improvement District No. 51 in the City of Grand Junction, pursuant to Ordinance No. 178 of said City, adopted and approved June 11, 1910, as amended, being Chapter 81 of the 1953 Compiled 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 improvement in said Improvement District No. 51, 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 Improvement District No. 51, 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 7, 1953 and the last publication thereof appearing December 9, 1953,) 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 Council and filed with the Clerk within thirty days from the first publication of said notice, to-wit: On or before and up to 5:00 o'clock P. M. on the 6th day of January, 1954, and recited that such complaints would be heard and determined by the Council at its first regular meeting after said thirty days and before the passage of any ordinance assessing the cost of said improvements; and

WHEREAS, pursuant to said notice no written complaints were filed with respect to the proposed assessment of the cost of said improvements; and

WHEREAS, the City Council has duly confirmed the statement prepared by the City Engineer and certified by the President of the City Council, showing the whole cost of said improvements and the apportionment thereof heretofore made as contained in that certain notice to property owners in Improvement District No. 51, duly published in

the Daily Sentinel, the official newspaper of the City, and has duly ordered that the cost of said improvements in said Improvement District No. 51 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 whole cost of said improvements is \$189,528.97 (which excludes the cost of improving the street and alley intersections, which is to be borne by the City of Grand Junction) said amount including six per cent additional for cost of collection and other incidentals and including interest to the 28th day of February, 1954, at the rate of four per cent per annum on the bonds heretofore sold to raise funds for the construction of said improvements; and

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

December, 1953

<u>GARFIELD PARK SUBDIVISION</u>	
Block 4	
Lot 10	\$326.32
Lots 11 to 17 inclusive	316.58 each
Lot 18	323.01
Block 5	
Lot 1	200.46
Lots 2 to 8 inclusive	196.92 each
Lot 9	202.97
Lot 10	326.32
Lot 11, and Lots 13 to 17 inclusive	316.58 each
Lot 12	332.58
Lot 18	319.17

<u>SOUTH GARFIELD PARK</u>	
Lot 12	\$313.90
Lots 13 and 14	243.54 each
Lot 15	276.60
Lots 16 and 17	277.09 each
Lots 18 and 19	329.89 each
Lot 20	618.44
Lot 21	136.51
<u>EASTHOLME-IN-GRANDVIEW SUBDIVISION</u>	
Block 1	
Lots 1 to 3 inclusive	215.50 each
Lot 4	221.03
Lot 5	356.46
Lots 6 to 8 inclusive	329.44 each
Lot 9	445.97
Lot 10	209.86
Lot 11	114.15
Lot 12	242.58
Lots 13 to 15 inclusive	288.09 each
Lot 16	151.48
Lot 17	293.65
Lot 18	235.56

Lot 19	180.64
Lot 20	175.10
Block 2	
Lot 1	588.17
Lot 2	443.22
Lot 3	290.95
Lot 4	250.83
Lot 5	323.59
Lot 6	183.92
Block 3	
Lots 1 and 2	154.50 each
Lot 3	183.21
Lot 4	285.24
Lot 5	379.80
Lot 6	226.22
Lot 7	130.20
Lot 8, East 23' thereof	28.32
<u>PROSPECT PARK</u>	
Block 1	
Lot 13, East 30' thereof	67.90
Lot 14	269.80
Lot 15	291.09

Lot 16	332.00
Lot 17	227.83
Lot 18, East 30' thereof	68.12
Block 4	
Lot 1	269.80
Lot 2	291.09
Lot 3	332.00
Lot 4	286.73
Lot 5, West 5' thereof	10.95
West 30' of Williams Park	67.90
<u>O'NEIL'S SUBDIVISION</u>	
Lot 10	550.50
Lot 11, West 18.15' thereof	33.96
Lot 14, West 18.1' thereof	33.19
Lot 15	539.11
<u>WILCOX & BIXBY</u>	
Block 1	
Lots 1 to 8 inclusive	287.11 each
Lot 9	769.78
Lot 10	550.72
Lots 19 and 20	355.89 each
Block 2	

Lots 1 and 6	473.78 each
Lots 2 and 7	229.84 each
Lots 3 and 8, East 3.6' of each	8.18 each
Block 3	
Lots 1 and 6	473.78 each
Lots 2 and 7	229.84 each
Lots 3 and 8, East 3.6' of each	8.18 each
Block 4	
Lots 1 to 8 inclusive	328.33 each
Lots 9 to 16 inclusive	287.12 each
Lot 17	382.46
Lot 18	776.71
Beg. at a point whence the S1/4 cor of Sec 12, T1S, R1W, U.M. bears S 44 ⁰ 46' W 1878.9' thence N 200' thence E 165' thence S 200' thence W 165' to point of beg., except the W 25' thereof	\$1,764.40
<u>TELLER ACRES</u>	
Block 1	
Lots 1 to 3 inclusive	323.04 each
Lot 4	334.68
Block 2	
Lot 1	717.85
Lot 2	513.41
Lot 3	331.36

Lots 4 to 6 inclusive	289.62 each
Block 3	
Lot 1	752.76
Lot 2	536.46
Lot 3	337.96
Lots 4 to 10 inclusive	306.33 each
Lot 11	317.47
Lot 18	319.81
Lot 19	843.13
Lot 20	334.18
E 22.88' of W 3 Acres of E1/2 SE1/4 SW1/4 SE1/4 Sec. 12, T1S, R1W, U. M.	247.97
<u>ARCADIA VILLAGE</u>	
Block 1	
Lot 12	1,065.05
Lot 13	335.64
Lot 14	407.66
Lots 15 and 16	407.93 each
Lot 17	426.00
Lot 18	309.95
Lots 19 to 26 inclusive	311.90 each
Lot 27	373.16
Lot 28	317.47

<u>SUN DIAL GARDENS</u>	
Block 1	
Lot 1	176.94
Lot 2	75.63
Lot 3	54.70
Lot 4	33.76
Lot 5, North 7.1' thereof	7.82
Lot 44, north 7.1' thereof	7.82
Lot 45	33.76
Lot 46	54.70
Lot 47	75.63
Lot 48	176.94
Block 2	
Lot 1	177.05
Lot 2	75.68
Lot 3	54.73
Lot 4	33.79
Lot 5, North 6.95' thereof	7.83
<u>SUN DIAL GARDENS</u>	
Block 2 (Continued)	
Beg. 20' E and 20' N of SW cor NW1/4 SE1/4 SE1/4 Sec 12, T1S, R1W, U.M., thence N 100' E 211.84' S 100' thence W to point of beg	\$556.97

Beg 20' E and 120' N of SW cor NW1/4 SE1/4 SE1/4 Sec 12, T1S, R1W, U.M., thence N 50' E 211.84' S 50' W to point of beg.	278.49
Beg 20' E and 170' N of SW cor NW1/4 SE1/4 SE1/4 Sec 12, T1S, R1W, U.M., thence N 50' E 211.84' S 50' W to point of beg.	278.49
Beg 20' E and 220' N of SW cor NW1/4 SE1/4 SE1/4 Sec 12, T1S, R1W, U.M., thence N 50' E 211.84' S 50' W to point of beg.	278.49
Beg 20' E and 270' N of SW cor NW1/4 SE1/4 SE1/4 Sec 12, T1S, R1W, U.M., thence N 50' E 211.84' S 50' W to point of beg.	278.49
Beg 20' E and 320' N of SW cor NW1/4 SE1/4 SE1/4 Sec 12, T1S, R1W, U.M., thence N 50' E 211.84' S 50' W to point of beg.	278.49
Beg. 20' E and 370' N of SW cor NW1/4 SE1/4 SE1/4 Sec 12, T1S, R1W, U.M., thence N 50' E 211.84' S 50' W to point of beg.	278.49
Beg 20' E and 420' N of SW cor NW1/4 SE1/4 SE1/4 Sec 12, T1S, R1W, U.M., thence N 50' E 211.84' S 50' W to point of beg.	278.49
Beg 20' E and 470' N of SW cor NW1/4 SE1/4 SE1/4 Sec 12, T1S, R1W, U.M., thence N 50' E 211.84' S 50' W to point of beg.	289.54
Beg 20' E and 520' N of SW cor NW1/4 SE1/4 SE1/4 Sec 12, T1S, R1W, U.M., thence N 50' E 211.84' S 50' W to point of beg.	447.12
Beg 20' E and 570' N of SW cor NW1/4 SE1/4 SE1/4 Sec 12, T1S, R1W, U.M., thence N 70' E 211.84' S 70' W to point of beg.	901.31
<u>ELMWOOD PLAZA</u>	
Block 1	
Lot 3, East 25.22' thereof	\$50.47

Lot 4	238.84
Lot 5	332.34
Lot 6	471.14
Lot 7, East 35' thereof	74.17
Block 2	
Lot 1	430.31
Lot 2	196.79
Lot 13	401.12
Lots 14 to 17 inclusive	235.95 each
Lots 18 and 19	330.33 each
Lot 20	340.81
Lot 21	369.60
Lot 22	149.49
Lot 23, West 5' thereof	9.60
Lot 24	194.34
Lot 25	395.90
Lot 26	394.48
Lots 27 to 30 inclusive	327.19 each
Lots 31 to 33 inclusive	336.24 each
Lot 34	327.19
Lot 35	409.01
Lots 36 to 40 inclusive	389.16 each

Lot 41	343.54
Block 3	
Lot 16	372.45
Lot 17	328.82
Lot 18	301.55
Lot 19	301.80
Lot 20	307.00
Lot 21	299.92
Lot 22	338.96
Lots 23 to 31 inclusive	342.45 each
<u>WEST ELMWOOD PLAZA</u>	
Block 2	
Lots 6 to 10 inclusive	340.64 each
<u>PARK PLACE HEIGHTS</u>	
Block 1	
Lot 1	321.37
Lots 2 and 3	404.91 each
Lot 4	377.07
<u>GRANDVIEW SUBDIVISION</u>	
The N 125' of NW1/4 Lot 6, except W 50' of E 60' thereof, Grandview Subdivision	\$1,452.56
W 50' of E 60' of N 125' of NW1/4 Lot 6, Grandview Subdivision	278.48
W 50' of E 100' of SW1/4 Lot 11, Grandview Subdivision	278.48

E 50' of SW1/4 Lot 11, Grandview Subdivision	278.48
The S 125' of W1/2 Lot 11, except the E 100' thereof, Grandview Subdivision	1,174.07
<u>SHERWOOD ADDITION</u>	
Block 1	
Lot 3, North 55' thereof	121.18
Lot 4	344.90
Lot 5	334.73
Lots 6 and 7	334.18 each
Lot 8	515.20
Lot 9, North 55' thereof	181.02
Block 2	
Lot 1	535.80
Lot 2, North 55' thereof	188.25
Lot 29, North 55' thereof	126.02
Lot 30	358.70
Block 3	
Lot 10, East 6' thereof	22.38
Lot 11, to 14 inclusive	212.53 each
Lot 15	339.70
Lot 16, North 54.91' thereof	118.92
<u>BOOKCLIFF PARK</u>	
Block 1	

Lot 1, North 158.7' thereof	772.95
Block 2	
Lot 1	148.49
Lots 2 and 3	166.20 each
Lot 4	104.31
Lot 5, West 35' thereof	72.71
Lot 6, East 60' thereof	124.65
Lot 7 to 9 inclusive, and Lot 13	155.81 each
Lot 10	195.45
Lot 11	154.86
Lot 12	155.27
Lot 14	325.85
Lot 15	758.71
Block 3	
Lot 1	120.06
Lots 2 to 8 inclusive	126.73 each
Lot 9	325.66
Lot 10	725.58
Block 4	
Lot 1	882.38
Lots 2 to 7 inclusive	128.81 each
Lot 8	324.30

Lot 9	701.83
Lot 10	586.47
Lot 11, South 50' thereof	165.42
Lot 16	610.91
Block 5	
Lot 1	973.03
Lot 2	218.13
Lots 3 and 12	166.20 each
Lots 4 to 7 inclusive and Lots 10 & 11	155.81 each
Lot 8	197.52
Lot 9	187.03
Lot 21	563.28
<u>DEL MAR PARK SUBDIVISION</u>	
Block 1	
Lot 1	391.47
Lot 2	174.81
Lot 3	268.98
Lots 4 and 5	259.55 each
Lots 6 to 10 inclusive	235.95 each
Lot 11	284.13
Lot 12	146.29
Lot 13	554.05

Lot 14	324.57
Lot 15	332.31
Lot 16	306.74
Lots 17 and 18	283.14 each
Lot 19	386.20
Lot 20	180.08
Block 2	
Lot 1	385.08
Lot 2	181.21
Lots 3 and 4	283.14 each
Lot 5	306.74
Lot 6	321.55
Lot 7	718.33
Lot 8	470.67
Block 3	
Lot 1	525.22
Lot 2	459.63
Lot 3	268.70
Lot 4	266.68
<u>MESA SUBDIVISION</u>	
Block 1	
Lot 1	638.77

Lot 2, North 34.72' thereof	56.56
Lot 19	314.02
Lot 20	336.45
Block 2	
Lot 1	314.02
Lots 2 and 3	269.16 each
Lots 4 and 5	292.13 each
Lot 6	287.10
Lots 7 and 8	259.07 each
Lots 9 and 10	328.59 each
Lot 11, North 125' thereof	349.90
<u>COLLEGE SUBDIVISION</u>	
Block A	
Lot 1	635.69
Lot 2	175.38
Lot 3, South 25' thereof	41.27
Lot 10, North 26' thereof	90.58
Lot 11	364.87
Lot 12	602.77
Lot 13	875.68
Lot 14	643.35
Lot 15	369.06

Lots 16 to 19 inclusive	278.48 each
Lot 20, East 30' thereof and South 125' thereof	576.55
Lot 21	1,668.20
Block B	
Lot 1	213.44
Lot 2	696.69
Lot 3	393.86
Lot 4	316.48
Lots 5 to 10 inclusive	278.48 each
Lot 11	361.91
Lot 12	614.55
Lot 13	828.09
Lot 20, South 125' thereof	224.30
Lot 21, South 25' thereof	27.15
Lot 22	115.39
Lot 23	418.21
Block C	
Lot 1	514.02
Lot 2, South 60' thereof	114.02
<u>TOPE SCHOOL</u>	
South 125' of Tope School Sub., except East 409' thereof	3,759.52
<u>CITY OF GRAND JUNCTION</u>	

Block 4	
Lot 1	266.01
Lot 2	216.13
Lot 3	166.24
Lot 4	116.38
Lot 5	66.50
Lot 28	57.34
Lot 29	100.32
Lot 30	143.32
Lot 31	186.31
Lot 32	229.30
Block 5	
Lot 17	66.50
Lot 18	116.38
Lot 19	166.24
Lot 20	216.13
Lot 21	266.01
Lot 22	229.30
Lot 23	186.31
Lot 24	143.32
Lot 25	100.32
Lot 26	57.37

Block 21	
Lots 17 to 32 inclusive	143.32 each
Block 22	
Lot 18	308.42
Lots 19 to 34 inclusive	143.32 each
Block 23	
Lots 1 to 16 inclusive	143.32 each
Lot 17	305.27
Block 24	
Lots 1 to 16 inclusive	143.32 each
Block 54	
Lots 1 to 32 inclusive	48.94 each
Block 128	
Lots 15 and 24	57.59 each
Lots 16 and 23	100.60 each
Lots 17 and 22	143.83 each
Lots 18 and 21	186.83 each
Lots 19 and 20	229.96 each
Block 129	
Lots 1 and 32	229.96 each
Lots 2 and 31	186.83 each
Lots 3 and 30	143.83 each

Lots 4 and 29	100.60 each
Lots 5 and 28	57.59 each
Block 136	
Lots 1 and 32	233.34 each
Lots 2 and 31	189.59 each
Lots 3 and 30	145.84 each
Lots 4 and 29	102.09 each
Lots 5 and 28	58.34 each
Block 137	
Lots 19 and 20	233.34 each
Lots 18 and 21	189.59 each
Lots 17 and 22	148.84 each
Lots 16 and 23	102.09 each
Lots 15 and 24	58.34 each
Block 149	
Vacated strip adjacent to Lot 11 on North	31.69
Lots 11 to 15 and Lots 17 to 20 inclusive	222.08 each
Vacated Alley	177.66
Lot 16	133.25
Block 150	
Lots 1 to 10 inclusive	222.08 each
Lots 15 and 24	57.72 each

Lots 16 and 23	101.01 each
Lots 17 and 22	144.29 each
Lots 18 and 21	187.58 each
Lots 19 and 20	230.88 each
Block 151	
Lots 1 and 32	230.88 each
Lots 2 and 31	187.58 each
Lots 3 and 30	144.29 each
Lots 4 and 29	101.01 each
Lots 5 and 28	57.72 each
Block 158	
Lot 1	249.98
Lot 2	203.12
Lot 3	156.25
Lot 4	109.38
Lot 5	62.50
Block 159	
Lots 6 to 9 inclusive	222.08 each
Lot 10	322.19
Lot 15	62.50
Lot 16	109.38
Lot 17	156.25

Lot 18	203.12
Lot 19	249.98
Block 160	
Lot 11	235.16
Lots 12 to 15 inclusive	162.09 each
Beg at the N1/4 cor Sec 23, T1S, R1W, thence south along the West line of the NE1/4 53.3', thence East 132', thence N 53.3', thence W 132' to point of beg.	345.58
Beg 53.3' South of the NW cor of NE1/4 Sec 23, T1S, R1W, thence S 196.7', thence E 132', thence N 196.7', thence W to point of beg	1,747.30
Beg 250' S of the N1/4 cor Sec 23, T1S, R1W, thence S 100', thence E 132' to W line of 7th Street in City of Grand Junction, thence N 100', thence W 132' to point of beg.	888.31
Beg 350' south of the N1/4 cor Sec 23, T1S, R1W, thence E 132', thence S 125', thence W 132' thence N 125' to point of beg.	1,103.88
Beg 475' S of the N1/4 cor Sec 23, T1S, R1W, thence E 132', thence S 47.88' to the railroad right of way, thence southwesterly along said railroad right of way to a point south of beginning, thence N 88.5' to point of beg.	425.32
Beg on the N line of the Denver & Rio Grande R.R. Co. right of way where the same crosses the E line of 7th St. extended in the City of Grand Junction, thence N 250' thence E 140', thence S 208' to the N line of the said right of way, thence southwesterly along said right of way to point of beg.	1,394.65
East 125' of vacated portion of First Ave. south of Block 1, Milldale Subd.	343.96
West 125' of vacated alley between Block 159, City of Grand Junction, and Block 1, Milldale Subdivision	177.66

North 125' vacated portion 8th Street south of 1st Avenue	458.62
West 125' vacated portion 1st Avenue lying East of 7th Street	531.66
<u>MILLDALE SUBDIVISION</u>	
Block 1	
Lots 1 to 5 inclusive	222.08 each
Lot 10	57.34
Lot 11	100.32
Lot 12	143.32
Lot 13	186.31
Lot 14	229.30
Block 2	
Lot 1	229.30
Lot 2	186.31
Lot 3	143.32
Lot 4	100.32
Lot 5	57.34

That portion of the following tract of land lying east of the line of South 7th Street and West of the W line of South 9th Street commencing at the point of intersection of the W line of 7th Street in the City of Grand Junction produced with S line of NW1/4 NE1/4 Sec 23, T1S, R1W, U.M., thence easterly along said S line of NW1/4 NE1/4 Sec 23, township and range aforesaid 975.6', thence northwesterly on a curve to the left 374.3' radius distance of 150.5' to a point 30' north of said S line of NW1/4 NE1/4 of said Sec 23, thence westerly along the line parallel with said S line last mentioned a distance 840.5' to a point on the line of 7th St., thence southerly along said W line of said 7th Street 30' to point of beg.	1,111.79
Block 5	
Lot 2	222.08
Block 19	
Lots 17 to 32 inclusive	54.88 each
Block 20	
Lot 1	117.98
Lot 2	89.44
Lot 3	60.89
Lot 4, South 20' thereof	30.45
Lots 20 to 28 inclusive	54.88 each
<u>BENTON CANNON'S</u>	
Block 2	
Lot 6	62.65

Lot 7	109.64
Lot 8	156.61
Lot 9	203.60
Lot 10	250.59
Lots 11 to 19 inclusive	139.24 each
Beg. at NE cor of Lot 19, Block 2, Benton Cannon's First Subdivision, thence south to SE cor of Lot 19, thence easterly to SW cor of Lot 1, Block 3, Benton Cannon's First Subdivision, thence north to the NW cor of said Lot 1, thence westerly to point of beg.	445.57
Block 3	
Lots 1 to 9 inclusive	139.24 each
Block 9	
Lot 1, North 89.75' thereof	935.93
South 44.4' of the North 60', and south 75' of Lot 2	946.59
<u>SOUTH FIFTH STREET SUBDIVISION</u>	
Block 1	
Lot 19, South 125' of East 57' thereof	349.05
S 125' Lot 20 and of a 13' strip adjacent to E side Lot 19	1,033.66
Lot 25, South 125' thereof	808.39
Block 2	
N 125' Lot 10	1,816.66
N 125' Lot 11	451.31
<u>MOBLEY'S FIRST SUBDIVISION</u>	

Block 7	
Lots 5 to 9 inclusive	143.32 each
Lot 1	716.59
Block 11	
Lot 1	570.76
Lot 2, and Beg at a point 80' S of the SW cor of Blk 7, R.D. Mobley's 1st Sub. thence E to the NW cor of Blk 11, of said Sub., thence southeasterly along the block line of said Blk 11 to the center line of the spur track, thence westerly along said spur track to a point south of point of beginning, thence north to point of beginning.	717.44

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

SECTION 1. That the whole cost and apportionment of same, as hereinbefore 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 and in the portions and amounts which are severally hereinbefore set forth and described.

SECTION 2. That said assessments, together with all interest and penalties for default in payment thereof, and all cost in collecting same, shall from the time of final publication of this ordinance, constitute a perpetual lien, against each lot or tract 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 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 equal annual installments of the principal, with interest upon unpaid installments payable annually at the rate of four per cent per annum. The first of said installments of said principal shall be due on the 28th day of February, 1954; shall be payable on or before said day, and the remainder of said installments shall be due on the 28th day of February of each year thereafter until all of said installments are paid in full.

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 eight per cent per annum until the day of sale, as by law provided, but at any time prior to the day of sale, the owner may pay the amount of such delinquent installment or installments, with interest at four per cent 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 installment, may at any time pay the whole of the unpaid principal, with interest accrued.

SECTION 6. That payment may be made to the City Treasurer at any time within thirty days after the final publication of this ordinance, and an allowance of the six per cent added for cost of collection and other incidentals and of interest from the date of payment to the 28th day of February, A. D. 1954, shall be made on all payments made during said period of thirty days.

SECTION 7. That all provisions of Ordinance No. 178 of the City of Grand Junction, as amended, being Chapter 81 of the 1953 Compiled 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 Improvement District No. 51, the construction of the improvements therein, the apportionment and assessment of the cost thereof and the collection of such assessments.

SECTION 8. 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 again be published once in The Daily Sentinel, the official newspaper of the City, and after its final passage 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 signatures 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 by the Charter of the City of Grand Junction, provided.

Introduced and read at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 6th day of January, A. D. 1954.

Adopted and approved the 20th day of January, A. D. 1954.

Authenticated and approved the 20th day of January, A. D. 1954.

/s/ Harry O. Colescott
President of the Council

ATTEST:

/s/ Helen C. Tomlinson
City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 887 was introduced, read and ordered published by the City Council of the City of Grand Junction, Colorado, at a regular meeting of said body held on the 6th day of January, 1954, and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said city at least ten days before its final passage.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the official seal of said City this 21st day of January, 1954.

/s/ Helen C. Tomlinson
City Clerk

1st Pub Jan 8, 1954
Final Pub Jan 22, 1954