

ORDINANCE NO. 1547

AN ORDINANCE APPROVING THE ASSESSABLE COST OF THE IMPROVEMENTS MADE IN AND FOR IMPROVEMENT DISTRICT NO. ST-74, PHASE "D", 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 SEAL ESTATE IN SAID DISTRICT; 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. ST-74 "PHASE D" in the City of Grand Junction, pursuant to Ordinance No. 178 of said City, adopted and approved June 11, 1910, as amended, being Chapter 18 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 improvement in said Improvement District No. ST-74, "PHASE D", 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. ST-74, :PHASE D", 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 6, 1974, and the last publication thereof appearing on December 8, 1974); and

WHEREAS, said Notice recited the shared to be apportioned to and 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 (30) days from the first publication of said notice, to wit: On or before and up to 5:00 o'clock P.M. on the 15th day of January, 1975, and recited that such complaints would be heard and determined by the Council at its first regular meeting after the 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 fully confirmed the statement prepared by the City Engineer and certified by the President of the City Council showing the assessable cost of said improvements and the apportionment thereof heretofore made as contained in that

certain notice to property owners in Improvement District No. ST-74 "PHASE D", 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. ST-74, "PHASE D", 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 \$125,102.08 said amount including six percent additional for cost of collection and other incidentals and including interest to the 8th day of November, 1974, at the average rate of interest of 7.3451 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 assessable cost to each lot or tract of land in said District in the following portions and amounts, severally, to wit:

2943-074-21-001Lot 1 Blk 1 Lamm Sub\$1,012.12		
2943-074-21-010Lot 10 Blk 1 Lamm Sub923.08		
2943-074-21-011Lot 11 Blk 1 Lamm Sub777.55		
2943-074-21-012Lot 12 Blk 1 Lamm Sub777.55		
2943-074-21-013Lot 13 Blk 1 Lamm Sub777.55		

2943-074-21-014Lot 14 Blk 1 Lamm Sub777.55		
2943-074-21-015Lot 15 Blk 1 Lamm Sub777.55		
2943-074-21-016Lot 16 Blk 1 Lamm Sub777.55		
2943-074-21-017Lot 17 Blk 1 Lamm Sub1,989.49		
2943-074-21-018Lot 18 Blk 1 Lamm Sub1,012.12		
2943-074-22-001Lot 1 Blk 2 Lamm Sub977.37		
2943-074-22-002Lot 2 Blk 2 Lamm Sub753.66		
2943-074-22-003Lot 3 Blk 2 Lamm Sub753.66		
2943-074-22-004Lot 4 Blk 2 Lamm Sub753.66		
2943-074-22-005Lot 5 Blk 2 Lamm Sub753.66		

2943-074-22-006Lot 6 Blk 2 Lamm Sub753.66		
2943-074-22-007Lot 7 Blk 2 Lamm Sub936.65		
2943-074-22-008Lot 8 Blk 2 Lamm Sub882.35		
2943-074-02-001Lot 18 Blk 2 Parkerson Sub Sec 7 T1S R1E933.93		
2943-074-02-003North 15 ft. of Lot 16 and all Lot 17 Block 2 Parkerson Sub Sec 7 T1S R1E923.08		
2943-074-02-007North 55 ft. of Lot 15 and South 55 ft. of Lot 16 Block 2 Parkerson Sub Sec 7 T1S R1E1,194.57		
2943-074-02-009North 58 ft. of Lot 14 and South 15 ft. of Lot 15 Block 2 Parkerson Sub792.76		
2943-074-02-011North 62 ft. of Lot 13 and South 12 ft. of Lot 14 Block 2 Parkerson		

Sub803.62		
2943-074-02-013North 10 ft. of Lot 11 all Lot 12 and South 8 ft. of Lot 13 Block 2 Parkerson Sub955.65		
2943-074-02-016Lot 10 and South 60 ft. of Lot 11 Block 2 Parkerson Sub Sec 7 T1s R1E1,411.76		
2943-074-03-002South 102.25 ft. of North 234.24 ft. of Lot 1 Cannon Sub Sec 7 T1S R1E464.74		
2943-074-03-004Lot 2 Cannon Sub Sec 7 T1S R1E1,791.86		
2943-074-03-005Lot 3 Cannon Sub Sec 7 T1S R1E1,791.86		
2943-074-03-006North 80 ft. of Lot 4 Cannon Sub Sec 7 T1S R1E Exc W 25 ft. for Road868.78		
2943-074-03-008Beg. SE cor. Lot 4 Cannon Sub SE 1/4 NE 1/4 SE 1/4 Sec 7 T1S R1E North 150 ft. West 70 ft. South 150 ft. East to Beg.1,242.35		

2943-074-03-010South 74.25 ft. of North 154.25 ft. Lot 4 Cannon Sub Sec 7 T1S R1E Exc West 25 ft. for Rd.806.33		
2943-074-03-011South 150 ft. Lot 4 Cannon Sub Sec 7 T1S R1E Exc East 70 ft. and also Exc West 25 ft. for Rd.1,901.53		
2943-074-10-002Lot 6 Cannon Sub Sec 7 T1S R1E1,791.86		
2943-074-10-003Lot 5 Cannon Sub Sec 7 T1S R1E Exc East 70 ft. and also Exc West 25 ft. for Rd.1,901.53		
2943-074-10-002Lot 6 Cannon Sub Sec 7 T1S R1E1,791.86		
2943-074-10-003Lot 5 Cannon Sub Sect 7 T1S R1E Exc West 25 ft. for Rd.1,516.88		
2943-074-03-003South 70 ft. of Lot 1 Cannon Sub Sec 7 T1S R1E1,001.22		
2943-074-19-001Lot 1 Leroy Sub Sec 7 T1S		

R1E651.58		
2943-074-19-002Lot 2 Leroy Sub Sec 7 T1S R1E651.58		
2943-074-19-003Lot 3 Leroy Sub Sec 7 T1S R1E651.58		
2943-074-19-004Lot 4 Leroy Sub Sec 7 T1S R1E636.92		
2943-074-19-005Lot 5 Leroy Sub Sec 7 T1S R1E177.56		
2943-074-00-951Beg. at a point App. 685 ft. West of E 1/4 Cor Sec 7 T1S R1E; thence South 660 ft. West 610 ft. North App. 350 ft, East 175 ft. North 305 ft. East App. 435 ft. to POB7,167.40		
2945-123-00-002West 1/2 of Lot 10 O'Neil Sub Sec 12 T1S R1W202.99		
2945-123-00-003East 1/2 Lot 10 O'Neil Sub Sec 12 T1S R1W202.99		
2945-123-00-004Lot 11 O'Neil Sub Sec 12		

T1S R1W405.94		
2945-123-00-005South 108 ft. Lot 12 O'Neil Sub405.94		
2945-123-00-006West 53 ft. of Lot 15 O'Neil Sub201.44		
2945-123-00-007East 53.9 ft. of Lot 15 O'Neil Sub204.87		
2945-123-00-008Beg. 148 ft. West of SE Cor Lot 13; North 117.2 ft., West 65.6 ft., South 117.2 ft. East to Beg. O'Neil Sub249.06		
2945-123-00-009Lot 13 and East 41.2 ft. of Lot 14 Exc. South 55 ft. and Exc. East 10 ft. of Lot 13 O'Neil Sub Sec 12 T1S R1W405.94		
2945-122-00-063Beg. 132 ft. North of SE Cor Lot 19, West 150 ft., North 50 ft., East 150 ft. South to Beg. Fairmount Sub Blk 673.30		
2945-122-00-067Beg. 142 ft. North & 150 ft. West of SE Cor Lot 19 West 150 ft., South 50 ft., East		

<p>150 ft., North to Beg. Fairmount Sub Blk 6384.43</p>		
<p>2945-122-00-068Beg. 76 ft. North of SE Cor Lot 19 West 150 ft., North 56 ft., East 150 ft. South to Beg. Fairmount Sub Blk 6451.22</p>		
<p>2945-122-00-069Beg. SE Cor Lot 19 North 76 ft., West 100 ft., South 76 ft., East to Beg. Fairmount Sub Blk 6736.29</p>		
<p>2945-122-00-070Beg. 100 ft. West of SE Cor Lot 19 North 76 ft., West 50 ft., North 16 ft., West 15 ft., South 92 ft., East 65 ft. to Beg. Fairmount Sub Blk 6492.59</p>		
<p>2945-122-00-071Beg. 165 ft. West SE Cor Lot 19 North 92 ft., West 50 ft., South 92 ft., East 50 ft. to Beg. Exc South 20 ft. for ROW Fairmount Sub Blk 6414.84</p>		
<p>2945-122-00-072Beg. 215 ft. West of SE Cor Lot 19 North 92 ft., West 85 ft., South 92 ft., East to Beg. Fairmount</p>		

Sub Blk 6705.23		
2945-122-00-073Beg. NE Cor Lot 20, South 75 ft., West 150 ft., North 75 ft. East to Beg. Exc North 15 ft. for Rd. Fairmount Sub Blk 61,073.48		
2945-122-00-077Beg. 30 ft. South of NW Cor Lot 20 East 100 ft. South 135 ft., West 100 ft. North to Beg. Exc South 10 ft. for alley Fairmount Sub Blk 61,085.97		
2945-122-00-078Beg. NE Cor West 1/2 Lot 20 West 50 ft. South 165 ft., East 50 ft., North to Beg. Exc North 30 ft. and South 10 ft. for Road and alley. Fairmount Sub Blk 6542.99		
2945-122-00-079Beg. 75 ft. South of NE Cor Lot 20 West 150 ft., South 40 ft., East 150 ft. North to Beg. Fairmount Sub Blk 6293.22		
2945-122-00-080Beg. 115 ft. South of Northeast Cor. Lot 20, West 150 ft., South 40 ft., East 150 ft. North to		

Beg. Fairmount Sub Blk 6262.27		
<u>NW Smith Addition</u> <u>Sec. 12 T1S R1W</u>		
2945-122-01-006Lot 6 Blk 4638.23		
2945-122-01-007Lot 7 Blk 4651.58		
2945-122-01-008Lot 8 Blk 4651.58		
2945-122-01-009Lot 9 Blk 4651.58		
2945-122-01-010Lot 10 Blk 4651.58		
2945-122-02-001Lot 1 Blk 3651.58		
2945-122-02-002Lot 2 Blk 3651.58		
2945-122-02-003W 50 ft. of Lot 3 Blk 3542.99		
2945-122-02-004E 10 ft. of Lot 3 all Lot 4 & Lot 5 Exc E 58.79 ft. Blk 3760.18		

<p>2945-122-02-005W. 58.79 ft. of Lot 5 Blk 3638.44</p>		
<p><u>Fairmount</u> <u>Subdivision Block 1</u> <u>Sec 12 T1S R1W</u></p>		
<p>2945-122-00-105Beg. 145 ft. North & 149.3 ft. West of SE Cor Lot 4 Blk 1 North 125 ft. West 50 ft. South 125 ft. East to Beg.542.99</p>		
<p>2945-122-00-106Beg. 145 ft. North & 100 ft. West of SE Cor. Lot 4 Blk 1 West 49.3 ft. North 125 ft. East 49.3 ft. South to Beg.535.38</p>		
<p>2945-122-00-107Beg. 145 ft. North & 50 ft. West of SE Cor Lot 4 Blk 1 West 50 ft. North 125 ft. East 50 ft. South to Beg.542.99</p>		
<p>2945-122-00-108Beg. 145 ft. North of SE Cor Lot 4 Blk 1 West 50 ft. North 125 ft. East 50 ft. South to Beg.542.99</p>		
<p>2945-122-00-109Lot 1 Exc W 100 ft of S 100 ft & Exc North 25 ft for Rd2,932.12</p>		

<p>2945-122-00-122Beg. 25 ft. North of SW Cor of Lot 2 Blk 1 North 100 ft. East 150 ft. South 100 ft. West 150 ft. to Beg.1,628.96</p>		
<p>2945-122-00-123Beg. 156 ft. North of SE Cor Lot 2 Blk 1 South 131 ft. West 122 ft. North 121 ft. East 92 ft. Northeasterly 31.6 ft. to Beg.1,324.88</p>		
<p>2945-122-00-098Beg. 30 ft. North and 239.6 ft. West of SE Cor Lot 3 Blk 1 West to West Line Lot 3 North 125 ft. East to a point North of Beg. South to Beg.655.93</p>		
<p>2945-122-00-099Beg. 30 ft. North and 181.6 ft. West of SE Cor Lot 3 Blk 1 West 85 ft. North 125 ft. East 58 ft. South to Beg.629.86</p>		
<p>2945-122-00-100Beg. 30 ft. North & 123.6 ft. West of SE Cor Lot 3 Blk 1 North 125 ft. West 58 ft. South 125 ft. East to Beg.629.86</p>		

<p>2945-122-00-101Beg. 30 ft. North and 65.6 ft. West of SE Cor Lot 3 Blk 1 North 125 ft. West 58 ft. South 125 ft. East to Beg.629.86</p>		
<p>2945-122-00-102Beg. 30 ft. North of SE Cor Lot 3 Blk 1 North 125 ft. West 65.5 ft. South 125 ft. East to Beg.712.39</p>		
<p>2945-122-00-103Beg. 145 ft. North and 249.3 ft. West of SE Cor Lot 4 Blk 1 North 125 ft. West to West Line Lot 4 South to a point West of Beg. East to Beg.550.59</p>		
<p>2945-122-00-104Beg. 145 ft. North & 199.3 ft. W of SE Cor Lot 4 Blk 1 North 125 ft. West 50 ft. South 125 ft. East to Beg.542.99</p>		
<p>2945-101-00-016Beg. 372 ft. West of NE Cor SE 1/4 NE 1/2 Sec 10 T1S R1W, West 156 ft. South 82.5 ft. East 16.5 ft. South 95.25 ft., East 139.5 ft. North 177.75 ft. to Beg. exc Beg. South 38 min. West 76.65 ft. from a pt. South 89°</p>		

<p>37' East 789.04 ft. from NW Cor SE 1/4 NE 1/4 Sec 10 thence 153.25 ft. alg. arc of Curve Cord of which bears S 8° 51' East 99.94 ft. North 8° 51' West 99.94 ft. to Beg.1,696.83</p>		
<p>2945-101-00-021Beg. 128.25 ft. North and 247 ft. West of SE Cor South 3/4 North 1/4 SE 1/4 NE 1/4 Sec. 10 T1S R1W, West 264.5 ft. North to Beg. Exc South 20 ft. for Rd.1,175.56</p>		
<p>2945-101-02-012Lot 1 Blk 1 Valley Hts Sub Sec 10 T1S R1W1,085.97</p>		
<p>2945-101-02-013Lot 2 Blk 1 Valley Hts Sub Sec 10 T1S R1W1,121.70</p>		
<p>2945-101-02-016Lot 3 Blk 1 Valley Hts Sub Sec 10 T1S R1W501.61</p>		
<p>2945-101-00-006Beg. 177.75 ft. South & 272 ft. West of NE Cor SE 1/4 SE 1/4 Sec 10 T1S R1W, North 99 ft. West 50 ft. South 99 ft. East to Beg.230.77</p>		
<p>2945-101-00-016Beg.</p>		

<p>372 ft. West of NE Cor SE 1/4 NE 1/4 Sec 10 T1S R1W West 156 ft. South 82.5 ft. East 16.5 ft. South 95.25 ft. East 139.5 ft. North 177.75 ft. to Beg. Exc Beg. South 38 Min West 76.65 ft. from a pt. S 89° 37' East 789.04 ft. from NW Cor SE 1/4 SE 1/4 Sec 10 thence 153.25 ft. alg Arc of Cue Chord of which bears S 85° 51' East 99.94 ft. North 8° 51' West 99.94 ft. to Beg.643.85</p>		
<p>2945-101-00-017Beg. 182 ft. West of NE Cor SE 1/4 NE 1/4 Sec 10 T1S R1W W 140 Ft. South 78.75 ft. East 100 ft. South 99 ft. East 90 ft. North 177.75 ft. to Beg.415.38</p>		
<p>2945-101-00-019Beg. 177.75 ft. South & 322 ft. West of NE Cor SE 1/4 NE 1/4 Sec 10 T1S R1W North 99 ft. West 50 ft. South 99 ft. East to Beg.230.77</p>		
<p>2945-101-00-020East 182 ft. of South 3/4 North 1/4 SE 1/4 NE 1/4 Sec 10 T1S R1W Exc South 8.5 Rds less South 12 ft. for roadway701.54</p>		

<p>2945-101-00-021Beg. 128.85 ft. North and 247 ft. West of SE Cor South 3/4 N 1/4 SE 1/4 NE 1/4 Sec 10 T1S R1W West 264.5 ft. South 128.25 ft., East 264.5 ft. North to Beg. Exc South 20 ft. for road1,220.77</p>		
<p>2945-101-00-022Beg. 162 ft. West of SE Cor South 3/4 North 1/4 SE 1/4 NE 1/4 Sec 10 T1S R1W North 128.25 ft. West 85 ft., South 128.25 ft. East to Beg. Exc S 20 ft. for road392.31</p>		
<p>2945-101-00-023Beg. SE Cor S 3/4 North 1/4 SE 1/4 NE 1/4 Sec 10 T1S R1W North 128.25 ft. West 162 ft., South 128.25 ft. East to Beg.609.24</p>		
<p><u>Hutt Subdivision Sec</u> <u>7 T1S R1E</u></p>		
<p>2943-074-13-001Lot 1760.18</p>		
<p>2943-074-13-002Lot 2 Block 1542.99</p>		
<p>2943-074-13-010West 35 ft. of Lot 4 and</p>		

East 25 ft. of Lot 5 Block 1651.58		
2943-074-13-011West 25 ft. of Lot 5 and all Lot 6 Block 1814.48		
2943-074-13-005Lot 7542.99		
2943-074-13-006Lot 8542.99		
2943-074-13-007Lot 9542.99		
2943-074-13-009West 99 ft. of Lots 11 and 121,083.80		
2943-074-14-011Lot 13 and North 5 ft. of Lot 14917.64		
2943-074-14-002South 70 ft. of Lot 14383.35		
2943-074-14-003Lot 15542.99		
2943-074-14-004Lot 16 and West 1/2 Lot 17814.48		
2943-074-14-005East 1/2 Lot and all Lot		

18814.48		
2943-074-14-006Lot 19 and West 1/2 of Lot 20814.48		
2943-074-14-007East 1/2 of Lot 20 and all Lot 21814.48		
2943-074-14-008Lot 22 and West 1/2 Lot 23814.48		
2943-074-14-009East 1/2 Lot 23 and all Lot 241,031.68		
2943-074-13-008Lot 10 and East 20 ft. of Lot 11 and 12760.18		
2943-074-13-003Lot 3 and East 15 ft. Lot 4 Blk 1705.89 Tc>Tula Subdiv. Sec <u>7 T1S R1E</u>		
2943-073-02-009West 55 ft. of Lot 1597.29		
2943-073-02-010East 12 ft. of Lot 1 and West 43 ft. of Lot 2597.29		
2943-073-02-011East 24 ft. of Lot 2 and		

West 31 ft. of Lot 3597.29		
2943-073-02-012East 36 ft. of Lot 3 and West 19 ft. of Lot 4597.29		
2943-073-02-025East 48 ft. of Lot 4 and West 7 ft. of Lot 5 Tula Sub 1st Add Replat of Lots 5 through 15597.29		
2943-073-02-013East 60 ft. Lot 5 Tula Sub 1st Add Replat of Lots 5 through 15651.58		
2943-073-02-030W 5 ft. of Lot 15 Tula Sub 1st Add Replat of Lots 5 through 15 Sec T1S R1E54.30		
2943-073-02-035W 15 ft. of Lot 4 Block 4 Cottonwood Meadows Sub Replat Blk 2 1st Add Tula Sub & 2nd Replat Lots 6 to 15 Tula Sub Sec 7 T1S R1E162.90		
2943-073-03-010West 55 ft. of Lot 20597.29		
2943-073-03-009West 43 ft. of Lot 19 and East 12 ft. of Lot		

20597.29		
2943-073-02-024West 31 ft. of Lot 18 and East 24 ft. of Lot 19597.29		
2943-073-03-008West 19 ft. of Lot 17 and East 36 ft. of Lot 18597.29		
2943-073-03-007West 7 ft. of Lot 16 and East 48 ft. of Lot 17597.29		
2943-073-03-006East 60 ft. of Lot 16651.58		
2945-123-00-065Beg. 321.4 ft. East & 184 Ft. North of SW Cor Sec 12 T1S R1W North 130 ft. East 66 ft. South 130 ft. West to Beg.496.11		
2945-123-00-066Beg. 387.4 ft. East & 184 ft. North of SW Cor Sec 12 T1S R1W North 130 ft. East 66 ft. South 130 ft. West to Beg.328.52		
2945-123-00-067Beg. 453.4 ft. East & 184 ft. North of SW Cor Sec 12 T1S R1W North 130 ft. East 66 ft. South 130 ft. West		

to Beg.272.62		
2945-123-00-068Beg. 519.4 ft. East & 184 ft. North of SW Cor Sec 12 T1S R1W North 115 ft. East 66 ft. South 115 ft. to Beg.328.52		
2945-123-00-069Beg. 154 ft. North & 10 ft. West of SE Cor Lot 1 Grand View Sub Sec 12 T1S R1W West 65 ft. North 130 ft. East 65 ft. South to Beg.492.14		
2945-123-00-070Beg 20 ft. North of SE Cor Lot 1 Grand View Sub Sec 12 T1S R1W West 75 ft. North 114 ft. East 75 ft. South to Beg.244.34		
2945-123-00-071Beg. 475.84 ft. East & 50 ft. North of SW Cor Sec 12 T1S R1W North 114 ft. East 110 ft. South 114 ft. West to Beg.358.38		
2945-123-00-072Beg 381.4 ft. East & 50 ft. North of SE Cor Sec 12 T1S R1W North 94 ft. East 94 ft. South 94 ft. West to Beg306.24		
2945-123-00-073Beg		

<p>321.4 ft. East & 50 ft. North of SW Cor Sec 12 T1S R1W North 114 ft. East 60 ft. South 114 ft. West to Beg.195.47</p>		
<p>2945-123-00-083Beg. 20 ft. North & 100 ft. East of SW Cor Lot 1 Grand View Sub East 186.4 ft. North 114 ft. West 20 ft. North 150 ft. West 140 ft. South 164 ft. West 26 ft. South 100 ft. to Beg.553.85</p>		
<p>2945-123-21-001Lots 1, 2, 3, Exc E 15 ft. of Lot 3 Exposition Arcade488.69</p>		
<p>2945-123-21-014Lots 20 to 22, Inc., Exposition Arcade65.16</p>		
<p>2945-122-00-109Lot 1 Blk 1 Fairmount Sub Exc West 100 ft. of South 100 ft. and Exc North 25 ft. for Rd. and except the East 120 ft. thereof.895.92</p>		
<p>2945-122-00-103Beg. 145 ft. North & 249.3 ft. West of SE Cor Lot 4 Blk 1 Fairmount Sub Sec. 12 T1S R1W North 125 ft. West to West</p>		

<p>line Lot 4 South to a pt. West of Beg. East to Beg.243.04</p>		
<p>2945-122-00-104Beg 145 ft. North & 199.3 ft. West of SE Cor Lot Blk 1 Fairmount Sub Sec 12 T1S R1W North 125 ft. West 50 ft. South 125 ft. East to Beg.87.77</p>		
<p>2945-122-00-105Beg. 145 ft. North & 149.3 ft. West of SE Cor Lot 4 Blk 1 Fairmount Sub Sec 12 T1S R1W North 125 ft. West 50 ft. South 125 ft. East to Beg.76.24</p>		
<p>2945-122-00-110Beg 150 ft. West of SE Cor Lot 4 Blk 1 Fairmount Sub North 125 ft. West 55.2 ft. South 125 ft. East to Beg.85.68</p>		
<p>2945-122-00-116Beg SW Cor Lot 4 Blk 1 Fairmount Sub Sec 12 T1S R1W East 2.8 ft. North 145 ft. West 2.8 ft. South to Beg.16.29</p>		
<p>2945-122-00-119Beg Pt. South line of Lot 4 Blk 1 Fairmount Sub Sec 12 T1S R1W 2.8 ft. West of SW Cor Lot 4</p>		

North 145 ft. East 92 ft. South 145 ft. West 92 ft.305.27		
City of Grand Junction Block 151		
2945-144-40-001Lots 1 and 2162.90		
2945-144-40-002Lots 3 and 4162.90		
2945-144-40-003Lots 5 to 8 inc.325.79		
2945-144-40-004Lots 9 and 10162.90		
2945-144-40-005Lots 11 and 12162.90		
2945-144-40-006Lots 13 and 14162.90		
2945-144-40-007Lots 15 and 16162.90		
2945-144-40-008Lots 27 to 32 inc.488.96		
2945-144-40-009Lots 25 and 26162.90		
2945-144-40-010Lots 19 to 24488.69		

2945-144-40-011Lots 17 and 18162.90		
Lots 1 & 2 Block 22 City of Grand Junction397.47		
Lot 1 Block 2 Sunnyvale Acres Sub Sec 12 T1S R1W North 50 ft. of Lot 5 Block 2 Eastolme-in- Grandview Sub Sec 12 T1S R1W371.46		
309.50		
Block 1 North Monterey Park Sub & vacated 10th St. adjacent on East exc South 20 ft. and Exc Street as described in Book 978 Pg 710781.90		
Block 2 North Monterey Park Sec 11 T1S R1W exc South 20 ft.1,346.60		

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

Section 1. That the assessable 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 hereinabove 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 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 days after 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 installments of the principal, with interest upon unpaid installments payable annually at the average rate of 7.3451997 per cent on bonds as follows:

<u>Estimated Bond Maturity</u> "A" <u>Coupon Rate</u> "B"* <u>Coupon Rate</u>		
1975 - 42,000.6.25%1.75%		
1976 - 26,000.6.25%1.75%		
1977 - 14,000.6.25%1.75%		

1978 - 14,000.6.50%1.50%		
1979 - 14,000.6.50%1.50%		
1980 - 7,000.6.50%1.50%		
1981 - 14,000.6.50%1.50%		
1982 - 14,000.6.75%1.25%		
1983 - 10,000.6.75%1.25%		
1984 - 16,000.6.75%1.25%		

* "B" Interest Coupons on \$42,000. Bonds with estimated maturity of 9-1-75 will run from 10-1-74 to 9-1-75.

"B" Interest Coupons on \$26,000. Bonds with estimated maturity of 9-1-76 will run from 10-1-74 to 9-1-76.

"B" Interest Coupons on \$106,000. Bonds with estimated maturities of 9-1-77 through 9-1-84 will run from 10-1-74 to 9-1-77.

The first of said installments of said principal shall be due and payable within ninety days after the final publication of this ordinance and the remainder of said installments shall be due on the first day of January 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 ten 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 ten 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 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 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 shall be made on all payments made during said period of thirty days.

Section 7. That monies remaining in the hands of the City Treasurer as the result of the operation and payments under Improvement District ST-74, "PHASE D", after the retirement of all bonds and proper payment of monies owing by the District shall be retained by the Treasurer 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 or for such other purposes as the City Council of the City of Grand Junction may from time to time direct.

Section 8. That all provisions of Ordinance No. 178 of the City of Grand Junction, as amended, being Chapter 18 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 Improvement District No. ST-74, "PHASE D", 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 by the Chapter 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 15th day of January, A. D., 1975.

Adopted and approved the 5th day of February, A. D., 1975.

Lawrence L. Kozisek

President of the Council

ATTEST:

Neva B. Lockhart

City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 1547, 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 15th day of January, 1975, 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 the City this 6th day of February, 1975.

Neva B. Lockhart

Neva B. Lockhart
City Clerk

Published January 17, 1975

Final publication February 7, 1975

Effective March 9, 1975