

ORDINANCE NO. 1631

AN ORDINANCE APPROVING THE ASSESSABLE COST OF THE IMPROVEMENTS MADE IN AND FOR IMPROVEMENT DISTRICT NO. ST-75, 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 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-75 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-75, 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-75, 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 August 20, 1976, and the last publication thereof appearing on August 22, 1976); 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 (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 20th day of September, 1976, 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-

75, 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-75 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 same improvements is \$90,920.82, said amount including six percent additional for cost of collection and other incidentals and including interest to the 17th day of September, 1976, at the average rate of interest of 6.70659 percent 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:

2943-074-00-951NW4 NE4 SE4 Sec 7 1S 1E Exc N 305 ft of W 200 ft and Exc Road on S as described in B-1019 Page 581\$15,709.52		
2943-074-21-001Lot 1 Blk 1 Lamm Sub Sec 7 1S 1E2,338.50		
2943-074-21-002Lot 2 Blk 1 Lamm Sub Sec 7 1S 1E1,860.41		
2943-074-21-003Lot 3 Blk 1 Lamm Sub Sec 7 1S 1E1,860.41		
2943-074-21-004Lot 4 Blk 1 Lamm Sub Sec 7		

1S 1E1,860.41		
2943-074-21-005Lot 5 Blk 1 Lamm Sub Sec 7 1S 1E1,860.41		
2943-074-21-006Lot 6 Blk 1 Lamm Sub Sec 7 1S 1E1,860.41		
2943-074-21-007Lot 7 Blk 1 Lamm Sub Sec 7 1S 1E1,860.41		
2943-074-21-008Lot 8 Blk 1 Lamm Sub Sec 7 1S 1E2,208.58		
2945-111-00-1201/4 Int in Parcel Desc Beg S 0° 16' W 420.69 ft fm NE Cor NW4 NE4 Sec 11 1S 1W S 0° 16' W 265.74 ft N 89° 29' W 261.27 ft N 557.79 ft S 21° 31' E 316.46 ft E 146.45 ft to Beg exc W 30 ft & S 30 ft for ROW2,177.20		
2945-111-00-1211/4 Int in Parcel Desc Beg S 0° 16' W 420.69 ft fm NE Cor NW4 NE4 Sec 11 1S 1W S 0° 16' W 265.74 ft N 89° 29' W 261.27 ft N 557.79 ft S 21° 31' E 316.46 ft E 146.45 ft to Beg exc W 30 ft & S 30 ft for ROW2,177.20		

<p>2945-111-00-1221/8 Int in Parcel Desc Beg S 0° 16' W 420.69 ft fm NE Cor NW4 NE4 Sec 11 1S 1W S 0° 16' W 265.74 ft N 89° 29' W 261.21 ft N 557.79 ft S 21° 31' E 316.46 ft E 146.45 ft to Beg exc W 30 ft & S 30 ft for ROW1,088.60</p>		
<p>2945-111-00-1231/8 Int in Parcel Desc Beg S 0° 16' W 520.69 ft fm NE Cor NW4 NE4 Sec 11 1S 1W S 0° 16' W 265.74 ft N 89° 29' W 261.21 ft N 557.79 ft S 21° 31' E 316.46 ft E 146.45 ft to Beg Exc W 30 ft & S 30 ft for ROW1,088.60</p>		
<p>2945-111-00-1241/4 Int in Parcel Desc Beg 0° 16' W 420.69 ft fm NE Cor NW4 NE4 Sec 11 1S 1W S 0° 16' W 265.74 ft N 89° 29' W 261.27 ft N 557.79 ft S 21° 31' E 316.46 ft E 146.45 ft to Beg Exc W 30 ft & S 30 ft for ROW2,177.20</p>		
<p>2945-111-00-127Lot 2 Capitol Hill Sub Sec 11 1S 1W Exc N 140 ft & Exc S 60 ft for ROW1,499.91</p>		

2945-111-02-001W 150 ft of Lot 1 Blk 1 Yocum Sub1,883.58		
2945-111-02-002W 150 ft of Lot 2 Blk 1 Yocum Sub Exc S 12 ft 8 in601.35		
2945-111-02-003W 40 ft of E 150 ft of Lots 1 & 2 Yocum Sub Sec 11 1S 1W Exc S 12 2/3 of Sd Lot 2662.65		
2945-111-02-951Beg S 0° 39' E 577 ft & S 63° 31' E 225.4 ft & S 0° 04' W 292 ft fm N4 Cor Sec 11 1S 1W S 89° 26' E 951 ft to Pt on W Li of Little Bookcliff R R Swly Alg ROW to S Li of NW4 NE4 Sd Sec 11 W to Pt S of Beg N to Beg & Lot 1 to 9 Inc Yocumbs Sub 1S 1W Exc W 190 ft of N 162 ft of Lot 1 & 2 SD Yocums Sub15,375.10		
2945-111-15-001Lot 1 Wellington Medical Sub Filing No. 1 Sec 11 1S 1W8,404.14		
2945-111-15-003Lot 3 Wellington Medical Sub Filing No. 1 Sec		

11 1S 1W18,638.82		
2945-111-00-032Beg N4 Cor Sec 11 1S 1W S 150 ft E 190 ft N 105 ft W to Beg1,242.47		
2945-111-00-033Beg 105 ft S of N4 Cor Sec 11 1S 1W S 75 ft E 190 ft N 75 ft W to Beg Exc W 20 ft for Road1,242.47		
2945-111-00-034Beg 180 ft S of N4 Cor Sec 11 1S 1W S 75 ft E 190.3 ft N 75 ft W 190.3 ft to Beg Exc Co. Rd.1,242.47		

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 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 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 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 interest, 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 in accordance with the coupons on the bonds issued to fund the District. The first of said installments of 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 percent 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 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 Treasurer 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 monies remaining in the hands of the City Treasurer as the result of the operation and payments under Improvement District No. ST-75 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-75, 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 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 October, 1976.

ADOPTED and APPROVED the 20th day of October, 1976.

Lawrence L. Kozisek

Acting President of the Council

Attest:

Neva B. Lockhart

City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 1631, 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 October, 1976, 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 October, 1976.

Neva B. Lockhart

Neva B. Lockhart
City Clerk

Published: October 8, 1976

Published: October 22, 1976

Effective: November 21, 1976