

ORDINANCE NO. 2488

AN ORDINANCE APPROVING THE ASSESSABLE COST OF THE IMPROVEMENTS MADE IN AND FOR ALLEY IMPROVEMENT DISTRICT NO. ST-89, PHASE A, 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-89, Phase A, 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 improvements in said Alley Improvement District No. ST-89, Phase A, 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-89, Phase A, 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 3, 1990, and the last publication thereof appearing on August 5, 1990); 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, 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 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-89, Phase A, 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-89, Phase A, 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 \$61,246.26; 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:

ALLEY 4TH TO 5TH, CHIPETA TO GUNNISON:

TAX SCHEDULE NO.: 2945-142-28-004 LEGAL DESCRIPTION: THE SOUTH 37.5 FEET OF LOTS 1 TO 4, INCLUSIVE OF BLOCK 52, CITY OF GRAND JUNCTION, COLORADO.

ASSESSMENT . . . \$477.00

TAX SCHEDULE NO.: 2945-142-28-005 LEGAL DESCRIPTION: LOTS 5 & 6 OF BLOCK 52, CITY OF GRAND JUNCTION, COLORADO.

ASSESSMENT . . . \$265.00

TAX SCHEDULE NO.: 2945-142-28-006 LEGAL DESCRIPTION: LOTS 7 & 8 OF BLOCK 52, CITY OF GRAND JUNCTION, COLORADO.

ASSESSMENT . . . \$265.00

TAX SCHEDULE NO.: 2945-142-28-007 LEGAL DESCRIPTION: LOTS 9 & 10 OF BLOCK 52, CITY OF GRAND JUNCTION, COLORADO.

ASSESSMENT . . . \$265.00

TAX SCHEDULE NO.: 2945-142-28-008 LEGAL DESCRIPTION: LOTS 11 & 12 OF BLOCK 52, CITY OF GRAND JUNCTION, COLORADO.

ASSESSMENT . . . \$265.00

TAX SCHEDULE NO.: 2945-142-28-009 LEGAL DESCRIPTION: LOTS 13 & 14 OF BLOCK 52, CITY OF GRAND JUNCTION, COLORADO.

ASSESSMENT . . . \$265.00

TAX SCHEDULE NO.: 2945-142-28-010 LEGAL DESCRIPTION: LOTS 15 & 16 OF BLOCK 52, CITY OF GRAND JUNCTION, COLORADO.

ASSESSMENT . . . \$265.00

TAX SCHEDULE NO.: 2945-142-28-011 LEGAL DESCRIPTION: LOTS 17, 18 & 19 OF BLOCK 52, CITY OF GRAND JUNCTION, COLORADO.

ASSESSMENT . . . \$397.50

TAX SCHEDULE NO.: 2945-142-28-012 LEGAL DESCRIPTION: LOTS 20, 21, 22 & 23 OF BLOCK 52, CITY OF GRAND JUNCTION, COLORADO.

ASSESSMENT . . . \$530.00

TAX SCHEDULE NO.: 2945-142-28-014 LEGAL DESCRIPTION: LOTS 24, 25 & 26 OF BLOCK 52, CITY OF GRAND JUNCTION, COLORADO.
ASSESSMENT . . . \$397.50

TAX SCHEDULE NO.: 2945-142-28-015 LEGAL DESCRIPTION: LOTS 27 & 28 OF BLOCK 52, CITY OF GRAND JUNCTION, COLORADO.
ASSESSMENT . . . \$265.00

TAX SCHEDULE NO.: 2945-142-28-016 LEGAL DESCRIPTION: LOTS 29 & 30 OF BLOCK 52, CITY OF GRAND JUNCTION, COLORADO.
ASSESSMENT . . . \$265.00

TAX SCHEDULE NO.: 2945-142-28-017 LEGAL DESCRIPTION: LOTS 31 & 32 OF BLOCK 52, CITY OF GRAND JUNCTION, COLORADO.
ASSESSMENT . . . \$265.00

ALLEY 7TH TO CANNELL, NORTH TO GLENWOOD:

TAX SCHEDULE NO.: 2945-114-18-001 LEGAL DESCRIPTION: LOTS 1 & 2 OF BLOCK 2, CRAIG'S SUBDIVISION.
ASSESSMENT . . . \$302.10

TAX SCHEDULE NO.: 2945-114-18-002 LEGAL DESCRIPTION: LOTS 3 & 4 OF BLOCK 2, CRAIG'S SUBDIVISION.
ASSESSMENT . . . \$265.00

TAX SCHEDULE NO.: 2945-114-18-003 LEGAL DESCRIPTION: LOTS 5 TO 7 INCLUSIVE BLOCK 2, CRAIG'S SUBDIVISION.
ASSESSMENT . . . \$397.50

TAX SCHEDULE NO.: 2945-142-18-004 LEGAL DESCRIPTION: LOTS 8 & 10 INCLUSIVE, BLOCK 2, CRAIG'S SUBDIVISION.
ASSESSMENT . . . \$397.50

TAX SCHEDULE NO.: 2945-114-18-005 LEGAL DESCRIPTION: LOTS 11 & 12 OF BLOCK 2, CRAIG'S SUBDIVISION.
ASSESSMENT . . . \$914.25

TAX SCHEDULE NO.: 2945-114-18-006 LEGAL DESCRIPTION: LOTS 13 TO 15, INCLUSIVE, BLOCK 2, CRAIG'S SUBDIVISION EXCEPT ALLEY ROW PER B-1251 P-285.
ASSESSMENT . . . \$2,385.00

TAX SCHEDULE NO.: 2945-114-18-008 LEGAL DESCRIPTION: LOTS 21 TO 26, INCLUSIVE, BLOCK 2, CRAIG'S SUBDIVISION AND 1/2 VACATED ALLEY LYING ADJACENT TO WEST.
ASSESSMENT . . . \$3,005.10

TAX SCHEDULE NO.: 2945-114-18-009 LEGAL DESCRIPTION: LOTS 28 TO 30, INCLUSIVE, BLOCK 2, CRAIG'S SUBDIVISION.
ASSESSMENT . . . \$1,431.00

TAX SCHEDULE NO.: 2945-114-18-110 LEGAL DESCRIPTION: LOTS 31 & 32

OF BLOCK 2, CRAIG'S SUBDIVISION.
ASSESSMENT . . . \$1,087.56

TAX SCHEDULE NO.: 2945-114-18-011 LEGAL DESCRIPTION: LOT 27 OF
BLOCK 2, CRAIG'S SUBDIVISION.
ASSESSMENT . . . \$477.00

TAX SCHEDULE NO.: 2945-114-18-012 LEGAL DESCRIPTION: LOTS 16 TO
20, INCLUSIVE, BLOCK 2, CRAIG'S SUBDIVISION & 1/2 VACATED ALLEY
LYING ADJACENT ON EAST EXCEPT ALLEY ROW PER B-1251 P-285.
ASSESSMENT . . . \$620.10

TAX SCHEDULE NO.: 2945-114-19-001 LEGAL DESCRIPTION: LOT 1 OF
BLOCK 4, ROSE PARK SUBDIVISION.
ASSESSMENT . . . \$331.25

TAX SCHEDULE NO.: 2945-114-19-002 LEGAL DESCRIPTION: LOT 2 OF
BLOCK 4, ROSE PARK SUBDIVISION.
ASSESSMENT . . . \$331.25

TAX SCHEDULE NO.: 2945-114-19-003 LEGAL DESCRIPTION: LOT 3 OF
BLOCK 4, ROSE PARK SUBDIVISION.
ASSESSMENT . . . \$340.52

TAX SCHEDULE NO.: 2945-114-19-004 LEGAL DESCRIPTION: LOT 4 OF
BLOCK 4, ROSE PARK SUBDIVISION.
ASSESSMENT . . . \$372.32

TAX SCHEDULE NO.: 2945-114-19-005 LEGAL DESCRIPTION: LOT 5 OF
BLOCK 4, ROSE PARK SUBDIVISION.
ASSESSMENT . . . \$344.50

TAX SCHEDULE NO.: 2945-114-19-006 LEGAL DESCRIPTION: LOT 6 OF
BLOCK 4, ROSE PARK SUBDIVISION.
ASSESSMENT . . . \$400.15

TAX SCHEDULE NO.: 2945-114-19-007 LEGAL DESCRIPTION: LOT 7 OF
BLOCK 4, ROSE PARK SUBDIVISION.
ASSESSMENT . . . \$349.80

TAX SCHEDULE NO.: 2945-114-19-008 LEGAL DESCRIPTION: LOT 8 OF
BLOCK 4, ROSE PARK SUBDIVISION.
ASSESSMENT . . . \$349.50

TAX SCHEDULE NO.: 2945-114-19-009 LEGAL DESCRIPTION: LOT 9 OF
BLOCK 4, ROSE PARK SUBDIVISION.
ASSESSMENT . . . \$371.00

TAX SCHEDULE NO.: 2945-114-19-010 LEGAL DESCRIPTION: LOT 10 OF
BLOCK 4, ROSE PARK SUBDIVISION.
ASSESSMENT . . . \$1,431.00

TAX SCHEDULE NO.: 2945-114-19-011 LEGAL DESCRIPTION: LOTS 11 OF
BLOCK 4, ROSE PARK SUBDIVISION.

ASSESSMENT . . . \$1,431.00

TAX SCHEDULE NO.: 2945-114-19-012 LEGAL DESCRIPTION: THE EAST 35 FEET OF LOT 12, BLOCK 4, ROSE PARK SUBDIVISION.

ASSESSMENT . . . \$667.80

TAX SCHEDULE NO.: 2945-114-19-017 LEGAL DESCRIPTION: LOT 16 OF BLOCK 4, ROSE PARK SUBDIVISION.

ASSESSMENT . . . \$1,225.89

TAX SCHEDULE NO.: 2945-114-19-018 LEGAL DESCRIPTION: LOTS 17 & 18 OF BLOCK 4, ROSE PARK SUBDIVISION.

ASSESSMENT . . . \$2,385.00

TAX SCHEDULE NO.: 2945-114-19-021 LEGAL DESCRIPTION: THE WEST 47 FEET OF LOT 12 & ALL OF LOT 13 OF BLOCK 4, ROSE PARK SUBDIVISION.

ASSESSMENT . . . \$2,146.50

TAX SCHEDULE NO.: 2945-114-19-023 LEGAL DESCRIPTION: LOTS 14 & 15 OF BLOCK 4, ROSE PARK SUBDIVISION.

ASSESSMENT . . . \$2,771.37

ALLEY 5TH TO 6TH, WHITE TO GRAND

TAX SCHEDULE NO.: 2945-143-05-004 LEGAL DESCRIPTION: LOTS 9 & 10 OF BLOCK 82, CITY OF GRAND JUNCTION.

ASSESSMENT . . . \$954.00

TAX SCHEDULE NO.: 2945-143-05-005 LEGAL DESCRIPTION: LOTS 11 & 12 OF BLOCK 82, CITY OF GRAND JUNCTION.

ASSESSMENT . . . \$954.00

TAX SCHEDULE NO.: 2945-143-05-006 LEGAL DESCRIPTION: LOTS 13 & 14 OF BLOCK 82, CITY OF GRAND JUNCTION.

ASSESSMENT . . . \$954.00

TAX SCHEDULE NO.: 2945-143-05-007 LEGAL DESCRIPTION: LOTS 15 & 16 OF BLOCK 82, CITY OF GRAND JUNCTION.

ASSESSMENT . . . \$954.00

TAX SCHEDULE NO.: 2945-143-05-009 LEGAL DESCRIPTION: LOTS 24 & 25 OF BLOCK 82, CITY OF GRAND JUNCTION.

ASSESSMENT . . . \$954.00

TAX SCHEDULE NO.: 2945-143-05-014 LEGAL DESCRIPTION: LOTS 17 & 18 AND THE EAST 1.0 FEET OF LOT 19 OF BLOCK 82, CITY OF GRAND JUNCTION.

ASSESSMENT . . . \$973.08

TAX SCHEDULE NO.: 2945-143-05-016 LEGAL DESCRIPTION: LOTS 5 THRU 8 OF BLOCK 82, CITY OF GRAND JUNCTION.

ASSESSMENT . . . \$1,908.00

TAX SCHEDULE NO.: 2945-143-05-931 LEGAL DESCRIPTION: LOTS 22 & 23

OF BLOCK 82, CITY OF GRAND JUNCTION.
ASSESSMENT . . . \$954.00

TAX SCHEDULE NO.: 2945-143-05-933 LEGAL DESCRIPTION: LOT 19 EXCEPT
THE EAST 1.0 FEET THEREOF AND THE EAST 1/2 OF LOT 20 OF BLOCK 821,
CITY OF GRAND JUNCTION.
ASSESSMENT . . . \$696.42

TAX SCHEDULE NO.: 2945-143-05-934 LEGAL DESCRIPTION: THE WEST 1/2
OF LOT 20 AND ALL OF LOT 21 OF BLOCK 82, CITY OF GRAND JUNCTION.
ASSESSMENT . . . \$715.50

TAX SCHEDULE NO.: 2945-143-05-951 LEGAL DESCRIPTION: LOTS 28 TO 32
INCLUSIVE AND THE WEST 1/2 OF LOT 27 OF BLOCK 82, CITY OF GRAND
JUNCTION.
ASSESSMENT . . . \$2,623.50

TAX SCHEDULE NO.: 2945-143-05-952 LEGAL DESCRIPTION: LOT 26 AND
THE EAST 1/2 OF LOT 27 OF BLOCK 82, CITY OF GRAND JUNCTION.
ASSESSMENT . . . \$715.50

TAX SCHEDULE NO.: 2945-143-05-953 LEGAL DESCRIPTION: LOTS 1 TO 4
OF BLOCK 82, CITY OF GRAND JUNCTION.
ASSESSMENT . . . \$1,908.00

ALLEY 5TH TO 6TH, SOUTH TO PITKIN

TAX SCHEDULE NO.: 2945-143-40-001 LEGAL DESCRIPTION: LOTS 1 TO 4
INCLUSIVE OF BLOCK 148, CITY OF GRAND JUNCTION.
ASSESSMENT . . . \$1,908.00

TAX SCHEDULE NO.: 2945-143-40-002 LEGAL DESCRIPTION: LOTS 5 & 6 OF
BLOCK 148, CITY OF GRAND JUNCTION.
ASSESSMENT . . . \$954.00

TAX SCHEDULE NO.: 2945-143-40-003 LEGAL DESCRIPTION: LOTS 7 & 8 OF
BLOCK 148, CITY OF GRAND JUNCTION.
ASSESSMENT . . . \$954.00

TAX SCHEDULE NO.: 2945-143-40-004 LEGAL DESCRIPTION: LOTS 9 & 10
OF BLOCK 148, CITY OF GRAND JUNCTION.
ASSESSMENT . . . \$954.00

TAX SCHEDULE NO.: 2945-143-40-005 LEGAL DESCRIPTION: LOTS 11 & 12
OF BLOCK 148, CITY OF GRAND JUNCTION.
ASSESSMENT . . . \$954.00

TAX SCHEDULE NO.: 2945-143-40-008 LEGAL DESCRIPTION: THE NORTH 50
FEET OF LOTS 28 TO 32 INCLUSIVE OF BLOCK 148, CITY OF GRAND
JUNCTION.
ASSESSMENT . . . \$2,385.00

TAX SCHEDULE NO.: 2945-143-40-010 LEGAL DESCRIPTION: LOTS 26 & 27
OF BLOCK 148, CITY OF GRAND JUNCTION.

ASSESSMENT . . . \$954.00

TAX SCHEDULE NO.: 2945-143-40-011 LEGAL DESCRIPTION: LOTS 24 & 25 OF BLOCK 148, CITY OF GRAND JUNCTION.

ASSESSMENT . . . \$954.00

TAX SCHEDULE NO.: 2945-143-40-012 LEGAL DESCRIPTION: LOTS 22 & 23 OF BLOCK 148, CITY OF GRAND JUNCTION.

ASSESSMENT . . . \$954.00

TAX SCHEDULE NO.: 2945-143-40-013 LEGAL DESCRIPTION: LOT 21 OF BLOCK 148, CITY OF GRAND JUNCTION.

ASSESSMENT . . . \$477.00

TAX SCHEDULE NO.: 2945-143-40-938 LEGAL DESCRIPTION: LOTS 15 & 16 OF BLOCK 148, CITY OF GRAND JUNCTION.

ASSESSMENT . . . \$954.00

TAX SCHEDULE NO.: 2945-143-40-939 LEGAL DESCRIPTION: LOTS 13 & 14 OF BLOCK 148, CITY OF GRAND JUNCTION.

ASSESSMENT . . . \$954.00

TAX SCHEDULE NO.: 2945-143-40-958 LEGAL DESCRIPTION: LOTS 17, 18, 19 & 20 OF BLOCK 148, CITY OF GRAND JUNCTION.

ASSESSMENT . . . \$1,908.00

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, with simple interest at the rate of 8% being charged to and upon any unpaid installments and being payable annually. The first of said installments of principal shall be due and payable within thirty 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 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 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-89, Phase A, 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 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 Alley Improvement District No. ST-89, Phase A, 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.

PASSED and ADOPTED this 3rd day of October, 1990.

William E. McCurry

President of the Council

Attest:

Neva B. Lockhart, CMC

City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2488, 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 5th day of September, 1990, 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 4th day of October, 1990.

Neva B. Lockhart

Neva B. Lockhart, CMC
City Clerk

Published: September 11, 1990

Published: October 5, 1990

Effective: November 4, 1990