

ORDINANCE NO. 2754

AN ORDINANCE APPROVING THE ASSESSABLE COST OF THE IMPROVEMENTS MADE IN AND FOR STREET IMPROVEMENT DISTRICT NO. ST-92, 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 Street Improvement District No. ST-92, 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 Street Improvement District No. ST-92, 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 Street Improvement District No. ST-92, 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 April 18, 1994, and the last publication thereof appearing on April 10, 1994); 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 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 Street Improvement District No. ST-92, duly published in the Daily Sentinel, the official newspaper of the City, and has duly ordered that the cost of said improvements in said Street Improvement District No. ST-92, 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 \$ 119,430.19; 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:

TAX SCHEDULE NO.: 2945-104-00-942 LEGAL DESCRIPTION: NE¹/₄ NE¹/₄ SE¹/₄ SECTION 10, T1S, R1W, U.M., EXCEPT TRACT 168 FT BY 222.3 FT IN SE CORNER THEREOF, CITY OF GRAND JUNCTION.
ASSESSMENT..... \$ 39,129.90

TAX SCHEDULE NO.: 2945-104-11-007 LEGAL DESCRIPTION: LOT 1, BLOCK 3, WEST LAKE PARK ANNEX 2, CITY OF GRAND JUNCTION, EXCEPT 12 FT TRIANGLE IN SW CORNER.
ASSESSMENT..... \$ 2,030.96

TAX SCHEDULE NO.: 2945-104-10-008 LEGAL DESCRIPTION: LOT 11, BLOCK 2, WEST LAKE PARK ANNEX 2, CITY OF GRAND JUNCTION, EXCEPT ROW RECORDED AT B1971 P503.
ASSESSMENT..... \$ 1,575.16

TAX SCHEDULE NO.: 2945-104-10-011 LEGAL DESCRIPTION: LOTS 1 AND 2, BLOCK 2, WEST LAKE PARK ANNEX, CITY OF GRAND JUNCTION, EXCEPT 12 FT TRIANGLE IN SW CORNER OF LOT 1 AND EXCEPT N 65 FT OF LOT 2.
ASSESSMENT..... \$ 265.00

TAX SCHEDULE NO.: 2945-104-09-006 LEGAL DESCRIPTION: S 20 FT OF LOT 7 AND ALL OF LOT 8, BLOCK 1, WEST LAKE PARK ANNEX 2, CITY OF GRAND JUNCTION, EXCEPT 12 TRIANGLE IN SE CORNER OF LOT.
ASSESSMENT..... \$ 136.21

TAX SCHEDULE NO.: 2945-104-04-003 LEGAL DESCRIPTION: LOT 1, BLOCK 1, WEST LAKE PARK SUBDIVISION, CITY OF GRAND JUNCTION.
ASSESSMENT..... \$ 238.50

TAX SCHEDULE NO.: 2945-104-04-004 LEGAL DESCRIPTION: LOT 2, BLOCK 1, WEST LAKE PARK SUBDIVISION, CITY OF GRAND JUNCTION.
ASSESSMENT..... \$ 2,411.50

TAX SCHEDULE NO.: 2945-104-04-005 LEGAL DESCRIPTION: LOT 3, BLOCK 1, WEST LAKE PARK SUBDIVISION, CITY OF GRAND JUNCTION.
ASSESSMENT..... \$ 3,975.00

TAX SCHEDULE NO.: 2945-104-04-006 LEGAL DESCRIPTION: LOT 4, BLOCK 1, WEST LAKE PARK SUBDIVISION, CITY OF GRAND JUNCTION.
ASSESSMENT..... \$ 3,975.00

TAX SCHEDULE NO.: 2945-104-04-007 LEGAL DESCRIPTION: LOT 5, BLOCK 1, WEST LAKE PARK SUBDIVISION, CITY OF GRAND JUNCTION.
ASSESSMENT..... \$ 3,975.00

TAX SCHEDULE NO.: 2945-104-04-008 LEGAL DESCRIPTION: LOT 6, BLOCK 1, WEST LAKE PARK SUBDIVISION, CITY OF GRAND JUNCTION.
ASSESSMENT..... \$ 3,975.00

TAX SCHEDULE NO.: 2945-104-04-009 LEGAL DESCRIPTION: LOT 7, BLOCK 1, WEST LAKE PARK SUBDIVISION, CITY OF GRAND JUNCTION.
ASSESSMENT..... \$ 3,589.69

TAX SCHEDULE NO.: 2945-104-04-010 LEGAL DESCRIPTION: LOT 8, BLOCK 1, WEST LAKE PARK SUBDIVISION, CITY OF GRAND JUNCTION.
ASSESSMENT..... \$ 4,814.51

TAX SCHEDULE NO.: 2945-104-04-011 LEGAL DESCRIPTION: LOT 9, BLOCK 1, WEST LAKE PARK SUBDIVISION, CITY OF GRAND JUNCTION.
ASSESSMENT..... \$ 1,988.56

TAX SCHEDULE NO.: 2945-104-06-001 LEGAL DESCRIPTION: LOT 1, BLOCK 3, WEST LAKE PARK SUBDIVISION, CITY OF GRAND JUNCTION, EXCEPT 12 FT TRIANGLE IN NE CORNER OF LOT.
ASSESSMENT..... \$ 3,475.21

TAX SCHEDULE NO.: 2945-104-06-002 LEGAL DESCRIPTION: LOT 2, BLOCK 3, WEST LAKE PARK SUBDIVISION, CITY OF GRAND JUNCTION.
ASSESSMENT..... \$ 3,975.00

TAX SCHEDULE NO.: 2945-104-06-003 LEGAL DESCRIPTION: LOT 3,
BLOCK 3, WEST LAKE PARK SUBDIVISION, CITY OF GRAND JUNCTION.
ASSESSMENT..... \$ 5,065.21

TAX SCHEDULE NO.: 2945-104-06-004 LEGAL DESCRIPTION: LOT 4,
BLOCK 3, WEST LAKE PARK SUBDIVISION, CITY OF GRAND JUNCTION,
EXCEPT SWLY 5 FT AND EXCEPT 36 FT TRIANGLE IN NW CORNER OF LOT.
ASSESSMENT..... \$ 4,115.45

TAX SCHEDULE NO.: 2945-104-07-001 LEGAL DESCRIPTION: LOT 1,
BLOCK 2, WEST LAKE PARK SUBDIVISION, CITY OF GRAND JUNCTION,
EXCEPT 12 FT TRIANGLE IN NE CORNER OF LOT.
ASSESSMENT..... \$ 1,749.00

TAX SCHEDULE NO.: 2945-104-07-008 LEGAL DESCRIPTION: LOT 8,
BLOCK 2, WEST LAKE PARK SUBDIVISON, CITY OF GRAND JUNCTION,
EXCEPT 12 FT TRIANGLE IN NW CORNER OF LOT.
ASSESSMENT..... \$ 5,966.21

TAX SCHEDULE NO.: 2945-104-12-004 LEGAL DESCRIPTION: LOT 1,
BLOCK 5, WEST LAKE PARK ANNEX 2ND AMEND, CITY OF GRAND JUNCTION,
EXCEPT 12 FT TRIANGLE IN NE CORNER OF LOT.
ASSESEMNT..... \$ 1,537.00

TAX SCHEDULE NO.: 2945-104-12-011 LEGAL DESCRIPTION: LOT 8,
BLOCK 5, WEST LAKE PARK ANNEX 2ND AMEND, CITY OF GRAND JUNCTION,
EXCEPT 12 FT TRIANGLE IN NW CORNER OF LOT.
ASSESSMENT.....\$ 1,537.00

TAX SCHEDULE NO.: 2945-104-12-012 LEGAL DESCRIPTION: LOT 1,
BLOCK 4, WEST LAKE PARK ANNEX 2ND AMEND, CITY OF GRAND JUNCTION,
EXCEPT 12 FT TRIANGLE IN NE CORNER OF LOT.
ASSESSMENT.....\$ 1,723.56

TAX SCHEDULE NO.: 2945-104-12-019 LEGAL DESCRIPTION: LOT 8,
BLOCK 4, WEST LAKE PARK ANNEX 2ND AMEND, CITYOF GRAND JUNCTION,
EXCEPT 12 FT TRIANGLE IN NW CORNER OF LOT.
ASSESSMENT..... \$ 1,723.56

TAX SCHEDULE NO.: 2945-104-12-020 LEGAL DESCRIPTION: LOT 1,
BLOCK 3, WEST LAKE PARK ANNEX 2ND AMEND, CITY OF GRAND JUNCTION,
EXCEPT 12 FT TRIANGLE IN NE CORNER OF LOT.
ASSESSMENT..... \$ 1,537.00

TAX SCHEDULE NO.: 2945-104-12-027 LEGAL DESCRIPTION: LOT 8,
BLOCK 3, WEST LAKE PARK ANNEX 2ND AMEND, CITY OF GRAND JUNCTION,
EXCEPT 12 FT TRIANGLE IN NW CORNER OF LOT.
ASSESSMENT..... \$ 1,537.00

TAX SCHEDULE NO.: 2945-104-12-028 LEGAL DESCRIPTION: LOT 1,
BLOCK 2, WEST LAKE PARK ANNEX 2ND AMEND, CITY OF GRAND JUNCTION,
EXCEPT 12 FT TRIANGLE IN NE CORNER OF LOT.
ASSESSMENT..... \$ 1,527.00

TAX SCHEDULE NO.: 2945-104-12-035 LEGAL DESCRIPTION: LOT 8,
BLOCK 2, WEST LAKE PARK ANNEX 2ND AMEND, CITY OF GRAND JUNCTION,
EXCEPT 12 FT TRIANGLE IN NW CORNER OF LOT.
ASSESSMENT..... \$ 1,537.00

TAX SCHEDULE NO.: 2945-104-12-036 LEGAL DESCRIPTION: BLOCK 1,
WEST LAKE PARK ANNEX 2ND AMEND, CITY OF GRAND JUNCTION, EXCEPT E
10 FT AND ALSO EXCEPT N 7½ FT FOR ROW OF LOT.
ASSESSMENT..... \$ 10,335.00

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. 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 8 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 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

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 Street Improvement District No. ST-92, 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 Street Improvement District No. ST-92, Phase A, the construction of the improvements therein, the apportionment and assessment of the cost thereof and the collection of such assessments.

Section 10. 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.

INTRODUCED and ORDERED PUBLISHED this 18th day of May, 1994.

PASSED and ADOPTED this 1st day of June, 1994.

/s/ R.T. Mantlo
President of the Council

Attest:

/s/ Stephanie Nye

City Clerk