

Record  
to include  
exhibit A

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 5133**

**AN ORDINANCE AMENDING ORDINANCE NOS. 3008, 4461 and 4756 EXPANDING THE BOUNDARY OF THE GRAND JUNCTION, COLORADO DOWNTOWN DEVELOPMENT AUTHORITY TO INCLUDE CERTAIN PROPERTY FORMERLY KNOWN AS HALE, LAWRENCE AND LILA AVENUES AND CERTAIN NOW VACATED RIGHTS OF WAY ALL AS LEGALLY DESCRIBED HEREIN LOCATED IN THE DOS RIOS SUBDIVISION**

The Grand Junction, Colorado, Downtown Development Authority (“the Authority” or “DDA”) has adopted a Plan of Development (“Plan”) for the boundaries of the Authority. The Plan and boundaries were initially approved by the Grand Junction, Colorado, City Council (“the Council”) on in 1981 and subsequently updated and amended in 2019 and 2020 (“Plan.”)

In 2011 and 2017 specified land areas were by ordinance duly and lawfully included in the DDA area. Recently, the Mesa County Assessor determined that certain portions of certain alleys, streets and rights of way (“Property”) were not fully described in the legal descriptions of the included land. The discrepancies in the legal descriptions are insubstantial; however, it important that the legal descriptions be amended by and with this Ordinance so that the Property is, and shall be, fully described and included in the DDA area. Since the inclusions in 2011 and 2017 the Property has been sold and pursuant to C.R.S. 31-25-822 and the Authority’s Plan, the Property owner, DR Land LLC, and DR Townhomes LLC (“Owners”) have assented to inclusion of the Property into the Authority’s boundary.

The Board of the Authority reviewed the proposed inclusion and has determined that the boundary of the DDA should be expanded. With the expansion, the Tax Increment Financing (“TIF”) district will be coterminous with the Authority boundary.

The Property Owners and the Authority Board have considered the matter and request the Council’s approval to expand the Authority’s boundary to include the Property, a description of which is included by reference in this ordinance and to expand the Authority to receive a portion or increment of *ad valorem* and sales taxes collected within the Plan area in accordance with State law, the Plan and other applicable law, rules, or regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO, that

1. The Council finds the existence of blight within the boundary of the Authority, within the meaning of C.R.S. 31-25-802(1.5).
2. The Council hereby finds and determines that the approval of the expansion of the boundary for the Authority and the Plan, as shown on the attached Exhibit A, will serve a public use; will promote the health, safety, prosperity, security and general welfare of the inhabitants of the City and of its central business district; will halt or prevent the deterioration of property values or structures; will halt or prevent the growth of blighted area; will assist the City and the

Authority in the development and redevelopment of the district and in the overall planning to restore or provide for the continuance of the economic health; and will be of specific benefit to the property to be included within the amended boundary of the Authority and the TIF district.

3. The expansion of the Authority's boundary, as shown on the attached Exhibit A describing the Property is hereby approved by the Council and incorporated into the Plan for TIF, both sales tax and *ad valorem* tax, purposes. The Authority is hereby authorized to undertake development projects as described in the Plan and to act consistently with the Plan including, but not necessarily limited to, receiving, and expending for development and redevelopment efforts a portion or increment of *ad valorem* and sales taxes generated in the area in accordance with C.R.S. 31-25-801 *et. seq.* and other applicable law.

4. The City Council hereby requests that the County Assessor certify the valuation for the assessment of the Property included by this Ordinance within the Authority's boundaries and the TIF district as of the date of the last certification.

5. Adoption of this Ordinance and amendment to, or expansion of the boundary of the Authority and the TIF District, does not, shall not and will not provide for or allow or authorize receipt or expenditure of tax increments without requisite compliance with the Plan and other applicable law.

6. If any provision of this Ordinance is judicially adjudged invalid or unenforceable, such judgment shall not affect the remaining provisions hereof, it being the intention of the City Council that the provisions hereof are severable.

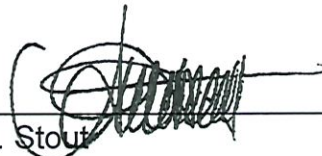
INTRODUCED on first reading the 15<sup>th</sup> day of February 2023 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the 1<sup>st</sup> day of March 2023 and ordered published in pamphlet form.

ATTEST:



Amy Phillips  
City Clerk



Anna M. Stout  
President of the City Council



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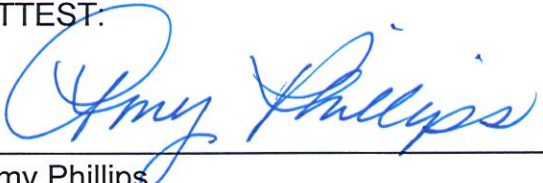
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DDA Parcel Description

A Parcel of land located in the Northeast Quarter of the Northeast Quarter (NE1/4NE1/4) of Section 22, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado being more particularly described as follows.

That portion of Lots 1 and 2, RIVERFRONT AT DOS RIOS FILING 5 same as recorded at Reception Number 3034050, Lot 8, RIVERFRONT AT DOS RIOS FILING 3 same as recorded at Reception Number 2942736, Hale Avenue as dedicated on O'BOYLES SUB-DIVISION same as recorded at Reception Number 61369 and said RIVERFRONT AT DOES RIOS FILING 3 and Lawrence Avenue as dedicated on said O'BOYLES SUB-DIVISION, said RIVERFRONT AT DOS RIOS FILING 3 and RIVERFRONT AT DOS RIOS FILING 4 same as recorded at Reception Number 2982694 not included in the parcels described in the following: Ordinance 3008 same as recorded at Reception Number 2567457, Ordinance 4756 same as recorded at Reception Number 2803505 and Ordinance 4461 same as recorded at Reception Number 2569961.

Containing 68,176 Square Feet more or less.

Legal Description & Exhibit prepared by  
Renee B. Parent  
City Surveyor, City of Grand Junction  
333 West Avenue, Building C  
City of Grand Junction, CO  
970256-4003

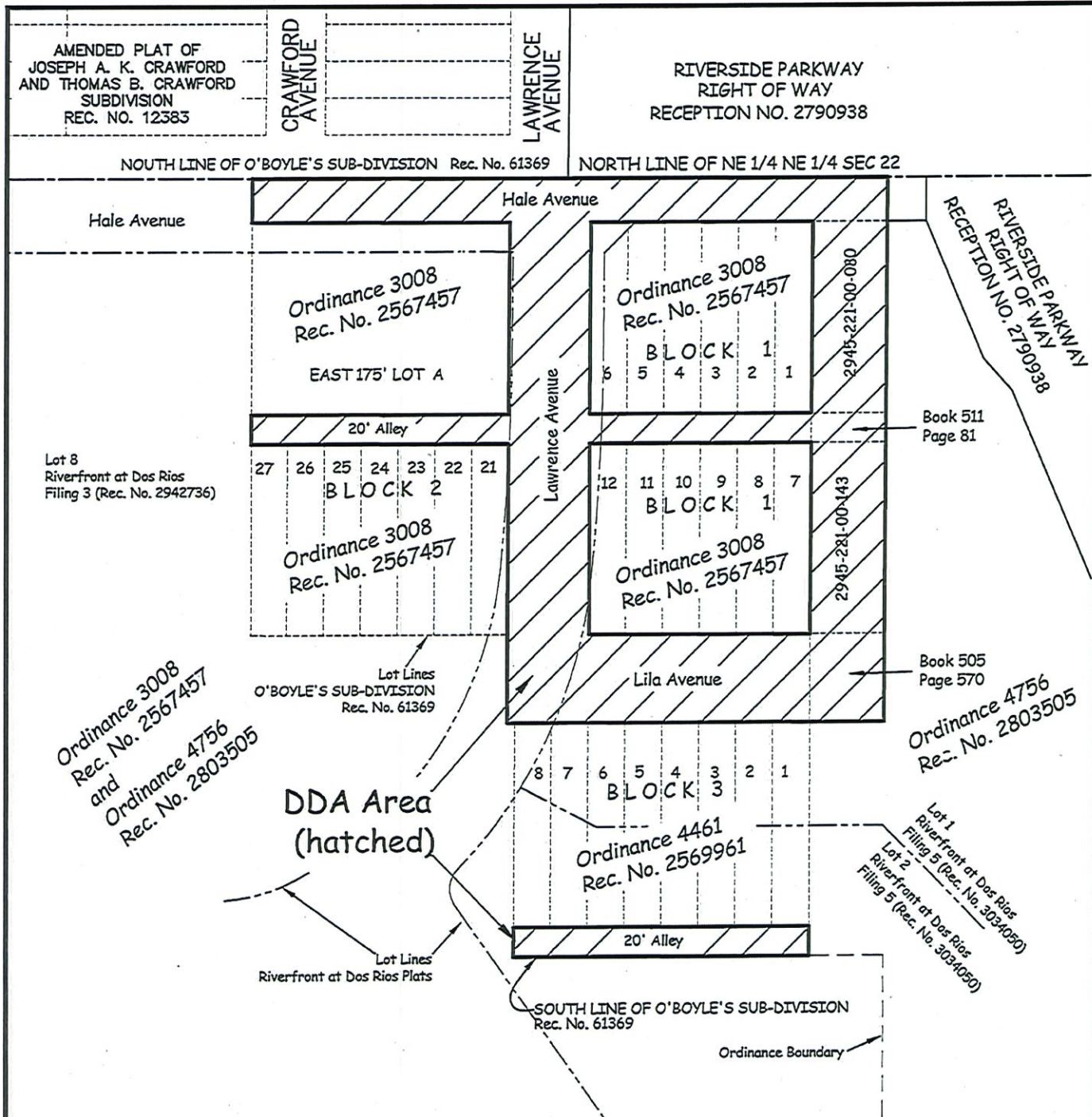


The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder and monuments as shown. This sketch does not constitute a legal boundary survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY: R.B.P.  
DATE: 02-01-2023  
SCALE: N/A

Located in the NE 1/4 NE 1/4 of Section 22  
Township 1 South, Range 1 West  
Ute Meridian, City of Grand Junction  
Mesa County, Colorado



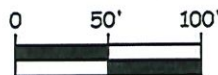


**ABBREVIATIONS**

- R.O.W. RIGHT OF WAY
- SEC. SECTION
- T. TOWNSHIP
- R. RANGE
- Rec. Reception
- No. Number

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 City Surveyor, City of Grand Junction  
 333 West Avenue, Building C  
 City of Grand Junction, CO  
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1 inch = 100 ft.

Lineal Units = U.S. Survey Foot



DRAWN BY: R.B.P.  
 DATE: 2-01-2023  
 SCALE: 1" = 100'  
 APPR. BY: D.T. & J.S.

Located in the NE 1/4 of Sec. 22, T. 1S., R. 1W.  
 Ute Meridian, City of Grand Junction  
 Mesa County, Colorado



H:\ReneeParent\Projects-Survey\Projects\Dos Rios

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5133 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 15<sup>th</sup> day of February 2023 and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 1<sup>st</sup> day of March 2023, at which Ordinance No. 5133 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 3<sup>rd</sup> day of March 2023.

  
\_\_\_\_\_  
Deputy City Clerk

Published: February 17, 2023  
Published: March 03, 2023  
Effective: April 02, 2023

