

ORDINANCE NO. 4359

**AN ORDINANCE OF THE CITY COUNCIL OF GRAND JUNCTION, COLORADO
APPROVING EXPANDING THE BOUNDARIES FOR THE GRAND JUNCTION, COLORADO
DOWNTOWN DEVELOPMENT AUTHORITY**

The Grand Junction, Colorado, Downtown Development Authority (the Authority) has adopted a Plan of Development for the boundaries of the Authority and the plan and boundaries were initially approved by the Grand Junction, Colorado, City Council (the Council) on December 16, 1981.

Since that time, several individuals, pursuant to Section 31-25-822, 12A C.R.S., as amended, and Article X of the Authority's Plan of Development have petitioned for inclusion within the boundaries of the Authority, and the boundaries of the Authority have been expanded by the Council by Ordinances No. 2045, 2116, 2382, 2400, 2425, 2470, 2820, 2830, 4305 and 4326;

The Board of Directors of the Authority has reviewed and approved a current petition from the Mesa County Public Library District, requesting inclusion into the Authority's boundaries for its properties at 520 N. 5th Street, 517 Chipeta Avenue, 525 Chipeta Avenue, and 529 Chipeta Avenue and requests Council approval to expand the Authority's boundaries to include all properties.

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 Authority within the meaning of C.R.S. 1973, Section 31-25-802(1.5), as amended.
2. The Council hereby finds and determines that the approval of the expansion of boundaries for the Downtown Development Authority Plan of Development as shown on the attached Exhibit 1, will serve a public use; will promote the health, safety, prosperity, security and general welfare of the inhabitants of the city of its central business district; will halt or prevent the deterioration of property values or structures; will halt or prevent the growth of blighted areas; 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 boundaries of the Authority.
3. Property located at 520 N. 5th Street, 517 Chipeta Avenue, 525 Chipeta Avenue, and 529 Chipeta Avenue, as described on the attached Exhibit 1, shall be incorporated into the Downtown Development Authority boundaries. The expansion of the Authority's boundaries, as shown in the attached Exhibit 1, are hereby approved by the Council and incorporated into the Plan of Development as previously amended, and the Authority is authorized to undertake development projects as described in the Plan.
4. The City Council is requested to ask the County Assessor to certify the valuation for assessment of the new property included as of the date of the last certification, and the City Finance Director is requested to certify the sales tax receipts for the properties for the twelve (12) months prior to the inclusion of such property.

5. 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 this 1st day of June, 2009.

PASSED and ADOPTED this 15th day of June, 2009.

Attest:

/s/ Bruce Hill
President of the Council

/s/ Stephanie Tuin
City Clerk

EXHIBIT 1

Expanding the boundaries of the Grand Junction Downtown Development Authority.

The boundaries of the Authority shall be expanded to include the following properties:

1. Address
520 N. 5th Street

 Parcel Number
2945-142-32-998

 Legal Description
BEG SW COR LOT 1 BLK 60 GRAND JUNCTION SEC 14 1S 1W N 49FT 6IN E
52FT S 38FT 3IN E 7FT 6IN S TO ALY W TO BEG

2. Address
517 Chipeta Avenue

 Parcel Number
2945-142-32-999

 Legal Description
BEG NE COR LOT 4 BLK 60 GRAND JUNCTION SEC 14 1S 1W W 50FT S 35
FT E 5.5FT S 78FT E 32FT S 12FT TO ALY E TO SE COR SD LOT 4 N TO
BEG

3. Address
525 Chipeta Avenue

 Parcel Number
2945-142-32-992

 Legal Description
LOTS 5 & 6 & W 19FT OF LOT 7 BLK 60 GRAND JUNCTION SEC 14 1S 1W –
0.20AC

4. Address
529 Chipeta Avenue

 Parcel Number
2945-142-32-990

 Legal Description
E 6FT OF LOT 7 ALL LOT 8 & W 5TH LOT 9 BLK 60 CITY OF GRAND
JUNCTION SEC 14 1S 1W – 0.10AC