

RESOLUTION NO. 175-05

A RESOLUTION AUTHORIZING THE PURCHASE OF RIGHT-OF-WAY
AT 1018 S. 5th STREET FROM DEAN H. VANGUNDY

Recitals.

A. The City of Grand Junction has entered into a contract with Dean H. VanGundy, for the purchase by the City of certain property located within the proposed alignment of the Riverside Parkway:

Project Parcel	Assessor Number	Address	Zoned	Current use	Lot Size	ROW Reqd (Sq Ft)	Remnant Property
E-19	2945-232-00-069	None	C-2	Salvage Recycling	7122	2137	4985
E-20	2945-232-02-001	902 South 5th	C-2	Salvage Recycling	8,443	8,443	0
E-21	2945-232-02-002	912 South 5th	C-2	Salvage Recycling	5,958	5,958	0
E-22	2945-232-02-003	914 South 5th	C-2	Salvage Recycling	4,372	4,372	0
E-23	2945-232-02-010	None	C-2	Salvage Recycling	5,216	5,216	0
E-24	2945-232-02-037	None	C-2	Salvage Recycling	5,042	5,042	0
E-25	2945-232-02-012	926 South 5th	C-2	Salvage Recycling	5,067	5,067	0
E-27	2945-232-02-017	None	C-2	Salvage Recycling	3,830	3,830	0
E-28	2945-232-02-018	None	C-2	Salvage Recycling	5,848	5,848	0
E-29	2945-232-02-035	1018 South 5th	C-2	Salvage Recycling	15,457	15,457	0
E-30	2945-232-02-019	1028 South 5th	C-2	Salvage Recycling	2,711	2,711	0
E-31*	2945-232-02-020	1030 South 5th	C-2	Salvage Recycling	4,895	4,895	0
E-32	2945-232-02-022	1110 South 5th	C-2	Salvage Recycling	5,299	5,299	0
E-35	2945-232-02-005	1018 South 5th	C-2	Salvage Recycling	10,048	0	10,048
E-36	2945-232-02-004	None	C-2	Salvage Recycling	4,802	2,828	1,974
E-37	2945-232-02-006	None	C-2	Salvage Recycling	16,302	500	15,802
E-38	2945-232-02-009	None	C-2	Salvage Recycling	5,195	5,195	0
E-39	2945-232-02-008	None	C-2	Salvage Recycling	5,396	4,810	586
E-39.5	2945-232-02-037	None	C-2	Salvage Recycling	33,026	1,040	31,986
E-40	2945-232-02-036	1018 South 5th	C-2	Salvage Recycling	41,091	41,091	0
E-41	2945-232-02-014	None	C-2	Salvage Recycling	20,759	17,477	3,282
E-42	2945-232-02-033	None	C-2	Salvage Recycling	7,092	7,092	0
E-43	2945-232-02-030	None	C-2	Salvage Recycling	8,814	8,814	0
Total square footage					231,785	163,122	68,663
Total acreage					5.32	3.74	1.58

*Parcel E-31 is owned solely by Dean H. Van Gundy.

B. The purchase contract provides that on or before November 16, 2005, the City Council must ratify the purchase and the allocation of funds for all expenses required to effectuate the purchase of the right-of-way.

C. Based on the advice and information provided by the City staff, the City Council finds that it is necessary and proper that the City purchase the right-of-way at 902-1030 S. 5th Street.

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

1. The property described herein shall be purchased for a price of \$1,780,504. All actions heretofore taken by the officers, employees and agents of the City relating to the purchase of said right-of-way which are consistent with the provisions of the negotiated Contract to Buy and Sell Real Estate and this Resolution are hereby ratified, approved and confirmed.
2. The sum of \$1,780,504 is authorized to be paid at closing, in exchange for conveyance of Dean H. VanGundy's interest in the described right-of-way.
3. The officers, employees and agents of the City are hereby authorized and directed to take all actions necessary or appropriate to complete the purchase of the described property. Specifically, City staff is directed to effectuate this Resolution and the existing Memorandum of Agreement, including the execution and delivery of such certificates and documents as may be necessary or desirable to complete the purchase for the stated price.

PASSED and ADOPTED this 16th day of November, 2005.

Attest:

/s/ Bruce Hill
President of the Council

/s/ Stephanie Tuin
City Clerk