

**RESOLUTION NO. 43-05**

**A RESOLUTION AUTHORIZING THE PURCHASE OF REAL PROPERTY  
EAST OF 2501 HIGHWAY 6 & 50, 2547 RIVER ROAD, 720 W. GRAND AVENUE, AND  
1007 S. 5<sup>th</sup> STREET FROM MARK L GAMBLE AND COLORADO WEST OUTDOOR  
ADVERTISING, INC.**

Recitals.

A. The City of Grand Junction has entered into a contract with Mark L Gamble and CWOA Inc for the purchase by the City of certain real property located within the proposed alignment of the Riverside Parkway. The property interests to be acquired are as follows:

Parcel	Parcel #	Address	Sq Ft acquired	Acquisition Cost	Zoned	Current use	Ownership
Easement B-19	2945-103-00-066	East of 2501 Hwy 6&50	0.010	\$110	C-2	Outdoor Advertising site	Mark L. Gamble
C-3	2945-152-00-095	2547 River Rd	0.196	\$66,772	I-1	Outdoor Advertising site / Residential Tenant	Mark L. Gamble and Robert Ras
C-3.5 Billboard	2945-152-00-095	2547 River Rd	---	\$114,770	I-1	Outdoor Advertising Sign	CWOA, Inc
C-6	2945-151-00-943	720 W. Grand Ave	0.460	\$110,000	I-1	Outdoor Advertising site	Mark L. Gamble
C-6 Billboard	2945-151-00-943	720 W. Grand Ave	---	\$114,770	I-1	Outdoor Advertising Sign	CWOA, Inc
E-16.5 Billboards	2945-232-01-002	1007 S. 5th St (Jarvis properties west of 5th St)	---	\$229,540	C-2	Outdoor Advertising 2 Signs	CWOA, Inc
			0.667	\$635,962			

B. The purchase contract provides that on or before March 2, 2005, the City Council must ratify the purchase and the allocation of funds for all expenses required to effectuate the purchase of said property.

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 said property.

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

1. The above described property shall be purchased for a price of \$635,962. All actions heretofore taken by the officers, employees and agents of the City relating to the purchase of said property 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. Said \$635,962 is authorized to be paid at closing, in exchange for conveyance of the fee simple title to the described property.

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 Contract to Buy and Sell Real Estate, 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 2<sup>nd</sup> day of March, 2005.

Attest:

/s/ Bruce Hill  
President of the Council

/s/ Stephanie Tuin  
City Clerk