

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 154-08**

**A RESOLUTION AUTHORIZING THE PURCHASE OF REAL PROPERTY  
AT 477 29 ROAD AND 2898 I-70 BUSINESS LOOP FROM CTS VALLEY  
PROPERTIES, LLC**

Recitals.

A. The City of Grand Junction has entered into a contract with CTS Valley Properties, LLC, for the purchase by the City of certain real property located within the proposed alignment of the 29 Road and I-70B Interchange.

<b>Parcel #</b>	<b>Schedule #</b>	<b>Address</b>	<b>Zoned</b>	<b>Current Use</b>	<b>ROW Req'd (Sq ft)</b>	<b>Multi-Purpose Easement Req'd (Sq ft)</b>	<b>Temporary Easement Req'd (Sq ft)</b>
H-28A	2943-181-00-042	477 29 Road	C-2	Commercial	2,278		
H-28B	2943-181-00-042	477 29 Road	C-2	Commercial	266		
H-23PE Rev	2943-181-12-002	2898 I-70 Business Loop	I-1	Commercial		5,753	
H-28PE1	2943-181-00-042	477 29 Road	C-2	Commercial		2,160	
H-23PE2	2943-181-12-002	2898 I-70 Business Loop	I-1	Commercial		978	
H-23TE	2943-181-12-002	2898 I-70 Business Loop	I-1	Commercial			507
H-28TE1	2943-181-00-042	477 29 Road	C-2	Commercial			540
H-28TE2 Rev2	2943-181-00-042	477 29 Road	C-2	Commercial			154
<b>Total Sq Ft. =</b>					<b>2,544</b>	<b>8,891</b>	<b>1,201</b>

B. The purchase contract provides that on or before December 17, 2008, the City Council must ratify the purchase and the allocation of funds for all expenses required to effectuate the purchase of the 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 a portion of the property at 477 29 Road and 2898 I-70 Business Loop.

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 \$186,521. 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. The sum of \$186,521 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 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 17<sup>th</sup> day of December, 2008.

Attest:

/s/ Gregg Palmer  
Gregg Palmer, President of the Council

/s/ Stephanie Tuin  
Stephanie Tuin, City Clerk