

RESOLUTION NO. 31-15

A RESOLUTION AUTHORIZING THE PURCHASE OF REAL PROPERTY, LOCATED AT 743 HORIZON DRIVE, FROM GRAND CONJUNCTION, LLC DBA DOUBLETREE

Recitals:

- A. The City of Grand Junction has entered into a contract with **Grand Conjunction, LLC** for the purchase by the City of certain real property located within the proposed alignment of the I-70 Exit 31 Horizon Drive Roundabout project. The street address, Mesa County Assessor parcel number and project parcel numbers are as follows:

Project Parcel	Parcel #	Address	Sq Ft	Ownership
106	2701-364-28-008	Portions of 743 Horizon Drive a.k.a. Portions of Lot 1 and 2 of Horizon/70 Subdivision	9,903	Grand Conjunction, a Colorado Limited Liability Company
PE-106			3,142	
TE-106			19,795	

PE : Permanent Easement

TE : Temporary Construction Easement

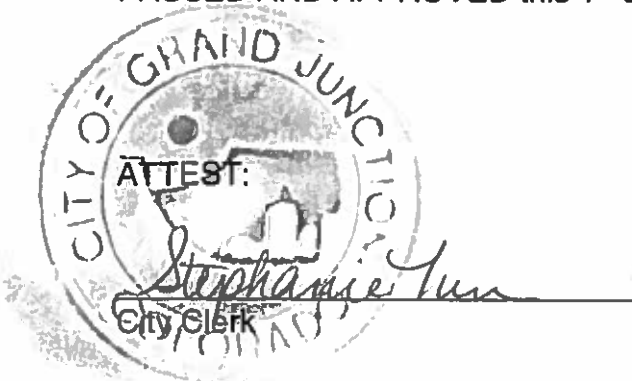
- B. The purchase contract provides that on or before July 1, 2015, the City Council must ratify the purchase and the allocation of funds for all expenses required to effectuate the purchase of said property.
- C. Based on the advice and information provided by the City staff, the City Council finds that it is necessary and proper that the City purchase said property.

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

1. The above described property shall be purchased for price of \$197,000. 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 \$197,000 is authorized to be paid at closing, in exchange for conveyance of the fee simple title to the described property.

PASSED AND APPROVED this 1st day of July, 2015.


President of the Council



Colorado Department of Transportation

322 West Stevens Avenue, Suite 117
 1601 Zeeb Street, Colorado Springs, CO 80901
 Phone: (719) 683-4234 Fax: (719) 683-4242

Region 3 LED

- FEELY FAMILY LTD PARTNERSHIP**
 728 HORIZON DR
 GRAND JUNCTION, CO 81506-3907
- VENCO LLC**
 2784 COMPASS DR, STE 101
 GRAND JUNCTION, CO 81506
- ZARJUNOS PROPERTIES LLC**
 1810 BITTERN CT
 GRAND JUNCTION, CO 81508
- GRAND CONNECTION LLC**
 8100 E PANORAMA DR, STE 300
 CHOLEWOOD, CO 80112-7720

Sheet Revisions

Date	Author	Checked	Description

Sheet Revisions

Date	Author	Checked	Description

Sheet Revisions

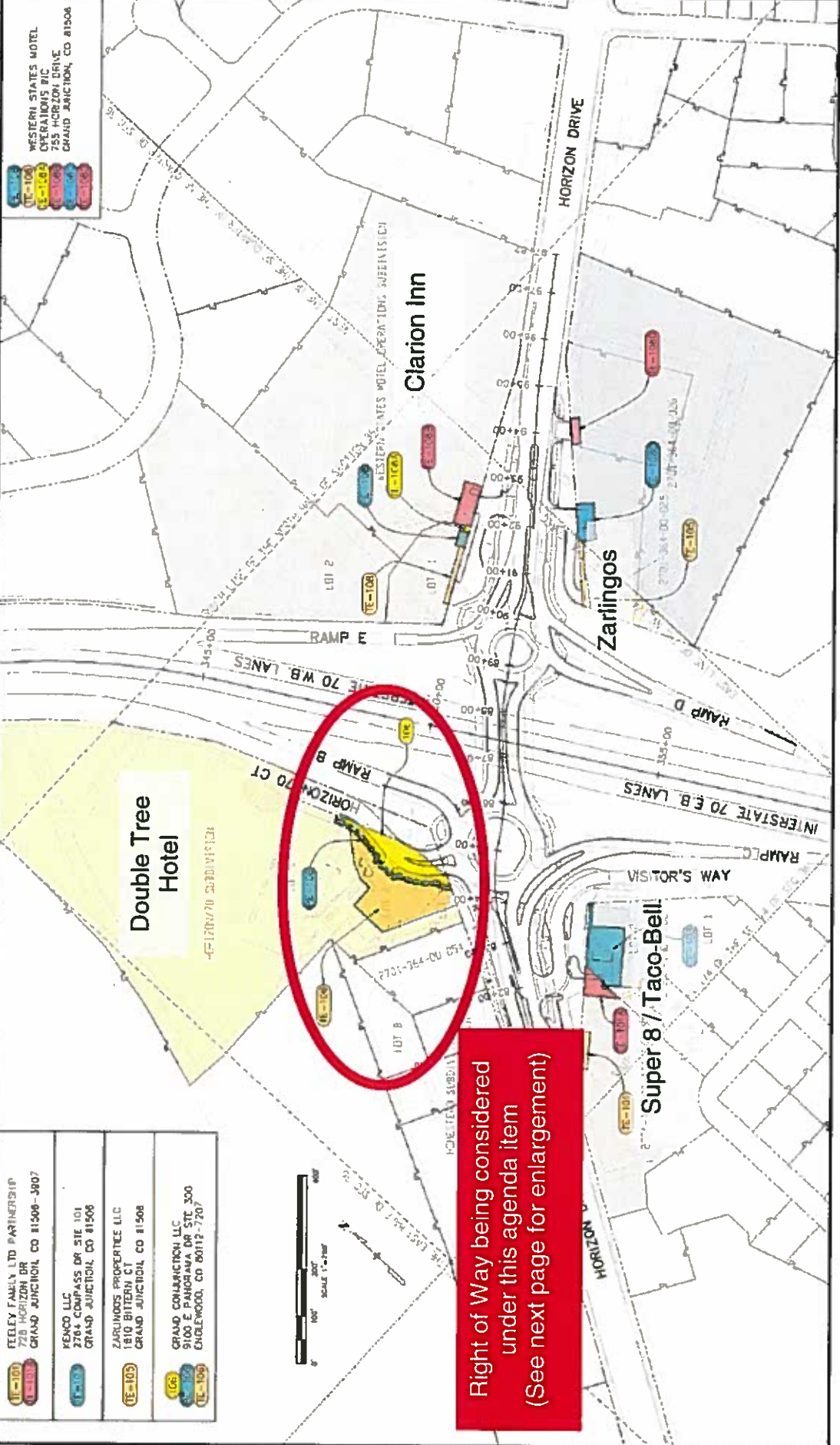
Date	Author	Checked	Description

Grand Junction

200 S. Jackson St.
 Grand Junction, CO 81502

Right of Way Plans

Ownership Sheet
 Project Number: MPP 0708-223
 Project Location: I-70 EXIST 31
 Project City/County: Grand Junction, CO
 Project Date: 11/12/2012
 Scale: 1" = 100'
 Sheet No.: 104
 of 18



Right of Way being considered under this agenda item (See next page for enlargement)

Colorado Department of Transportation
 DOT 223 South 4th Street, Suite 317
 Grand Junction, Colorado 81501
 Phone: (970) 651-4324 Fax: (970) 651-6249

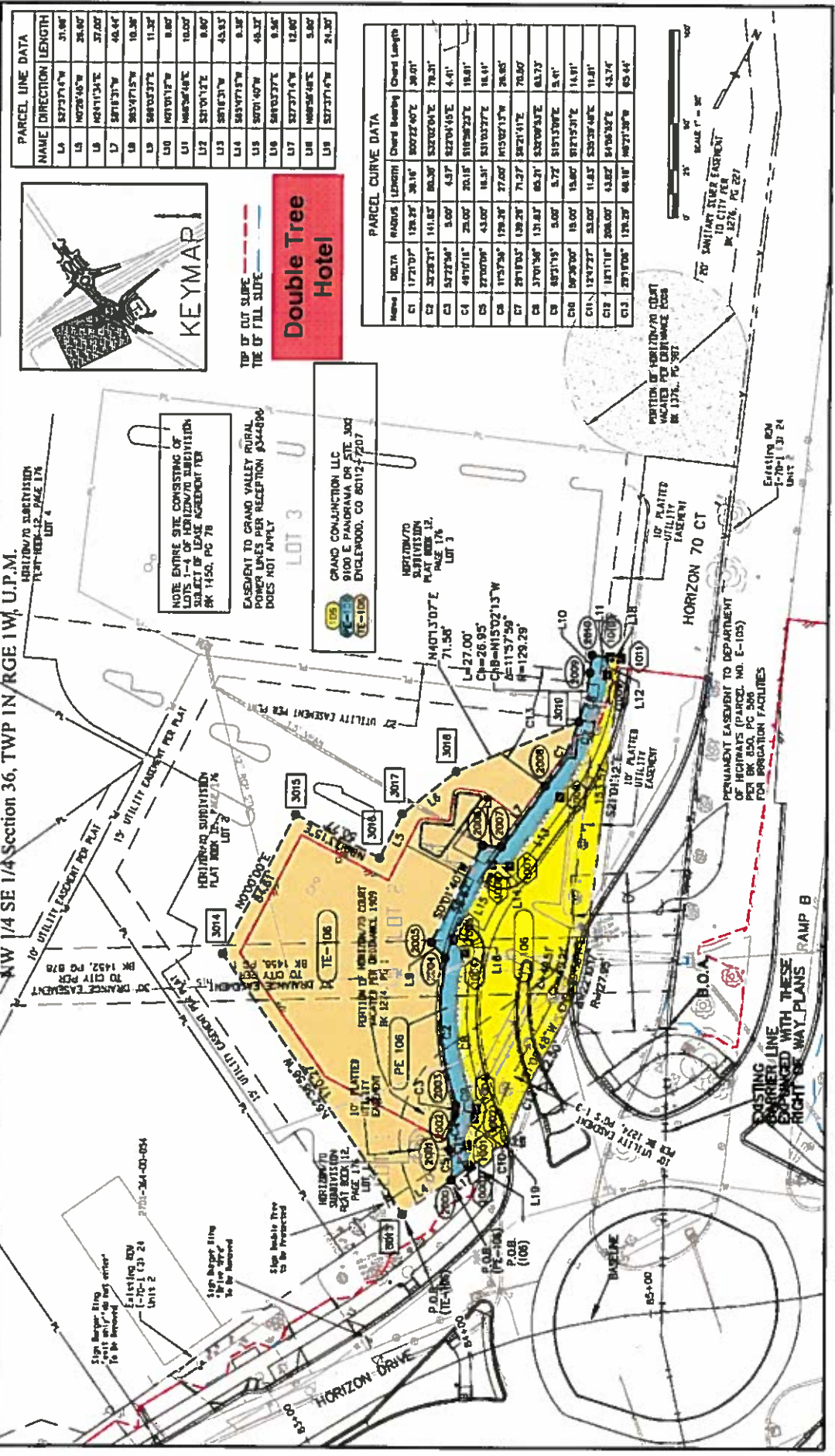
Region 3
 LED

Sheet Revisions

NO.	DATE	BY	DESCRIPTION

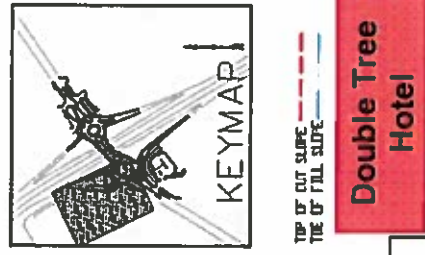
Grand Junction
 100 West 4th Street
 Grand Junction, CO 81501

Right of Way Plans
 Plan Sheet
 Project Number: MPP 0701-223
 Project Location: I-70 Exit 31
 Horizon Drive Interchange



PARCEL LINE DATA

NAME	DIRECTION	LENGTH
L4	S27°31'4"W	31.06'
L5	N02°28'45"W	26.00'
L6	N03°11'34"E	37.00'
L7	S21°31'3"W	44.44'
L8	S63°47'15"W	10.36'
L9	S89°03'37"E	11.35'
L10	N01°01'12"W	9.80'
L11	N68°56'48"E	10.00'
L12	S21°01'12"E	9.80'
L13	S21°01'31"W	45.53'
L14	S83°47'15"W	9.36'
L15	S20°14'07"W	43.37'
L16	S89°03'37"E	9.56'
L17	S27°31'4"W	12.80'
L18	N68°56'48"E	5.80'
L19	S27°31'4"W	21.30'



PARCEL CURVE DATA

Name	DELTA	RADIUS	LENGTH	Chord Bearing	Chord Length
C1	172°10'	128.28'	38.16'	S00°22'40"E	38.01'
C2	32°23'	161.83'	80.30'	S22°02'04"E	78.51'
C3	52°28'	5.00'	4.37'	S27°04'55"E	4.41'
C4	49°10'18"	23.00'	20.15'	S18°28'22"E	18.81'
C5	27°00'09"	43.00'	18.51'	S31°02'27"E	18.10'
C6	175°38'	159.29'	37.00'	N15°07'13"W	26.85'
C7	21°10'53"	139.29'	71.37'	S02°11'41"E	70.80'
C8	37°01'36"	131.83'	85.21'	S22°09'31"E	83.73'
C9	80°31'15"	5.00'	3.72'	S15°15'06"E	3.41'
C10	50°20'00"	15.00'	13.00'	S21°15'31"E	12.81'
C11	12°47'27"	53.00'	11.83'	S23°28'48"E	11.81'
C12	18°11'16"	288.00'	43.82'	S18°38'32"E	43.74'
C13	29°19'08"	159.29'	88.18'	N07°21'30"W	85.44'

