

ORDINANCE NO. 1976

AN ORDINANCE EXPANDING THE BOUNDARIES OF THE GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

That the boundaries of the Grand Junction Downtown Development Authority established by Ordinance No. 1669 are expanded to include the following properties situate in the City of Grand Junction, Mesa County, Colorado, to wit:

Lots 9, 10, and 11 in Block 4 in Richard D. Mobley's First Subdivision to the City of Grand Junction.

The North 50 feet of Lots 12 to 16, inclusive, (except the West 15 feet of lot 12) in Block 4 of Richard D. Mobley's First Subdivision, in the City of Grand Junction, Mesa County, Colorado.

TRACT 1: Lots 1 to 8, inclusive, in Block 1 of Richard D. Mobley's First Subdivision to the Town (now City) of Grand Junction and the East 7 1/2 feet of Lot 11 and all of Lots 12 to 16, inclusive, in Block 1 of Richard D. Mobley's First Subdivision to the Town (now City) of Grand Junction and the vacated alley adjoining said lots; also beginning 25 feet East of a point at which the center line of the vacated alley intersects the extension of the West line, Lot 9, Block 1 of Richard D. Mobley's first addition, thence North to a point 78 feet South of the North line of said Block 1, thence East to a point 7 1/2 feet West of the East line of said Lot 11, thence South to the center line of vacated alley, thence West to the point of beginning.

Furthermore, additional parcels of property have been included within the boundaries of the Grand Junction Downtown Development Authority since its establishment by Ordinance Nos. 1937 and 1949, and therefore the boundaries of the Grand Junction Downtown Development Authority are hereby redefined for all purposes as, to wit:

Beginning at the Northwest Corner of Wilsons Subdivision of Block 2 of Mobleys Subdivision; thence East along the South right of way line of Grand Avenue to the North Corner point common to Lots 9 and 10 of Block 78, City of Grand Junction; thence South along the common line of lots 9 and 10 and the common line of Lots 15 and 16 all in Block 78, City of Grand Junction and the common line of Lots 9 and 10 of Block 99, City of Grand Junction to the North right-of-way line of the East-West alley in Block 99; thence East along the North line of the East-West alley block 98, City of Grand Junction, to the West right-of-way line of 3rd Street; thence North along the West right-of-way line of 3rd Street to the South right-of-way line of Grand Avenue; thence East along the South right-of-way line of Grand Avenue to the West right-of-way line of 5th Street; thence South along the West right-of-way line of 5th Street to the North right-of-way line of the East-West

alley in Block 81, City of Grand Junction, thence East to the Southwest corner of Lot 13 Block 82, City of Grand Junction, thence along the West line of Lot 13, Block 82, City of Grand Junction to the South right-of-way line of Grand Avenue; thence East along the South right-of-way to the West line of Lot 16, Block 82, City of Grand Junction, thence South along the East line of said Lot 16 to the North right-of-way line of the East-West alley in Block 82; thence East along the North right-of-way line of the East-West alley in Block 82 to the West line of Lot 9, Block 83, City of Grand Junction; thence North along the West line of said Lot 9 to the South right-of-way line of Grand Avenue; thence East along the South right of way of Grand Avenue to the East line of Lot 10, Block 83, City of Grand Junction; thence South along the East line of said Lot 10 to the North right of way line of the East-West alley in Block 83; thence along the North right-of-way line of the East-West alley in Block 83 to the West right-of-way line of 7th Street; thence South along the West right-of-way line of 7th Street to the South right-of-way line of White Avenue thence East along the South right-of-way line of White Avenue to the West right-of-way line of the North-South alley in Block 93, City of Grand Junction; thence South along the West right-of-way line of the North-South alleys in Blocks 93, 106, 115 and 128, City of Grand Junction, to the North right-of-way line of line of Ute Avenue; thence West along the North right-of-way line of Ute Avenue to the Southwest Corner Block 10 Mobley Subdivision thence Northwest along the Southwest line of Block 10 Mobley Subdivision to the intersection with the southerly projection of the East right-of-way line of Spruce Street; thence North along said East line to the Northwest corner Block 10, Mobley Subdivision, thence Northwesterly to a point which lies 415.8 feet West and South 41 deg. 03 min. East 68.97 feet from the Northeast Corner of the Southeast 1/4 Southeast 1/4 of Section 15, Township 1 South, range 1 West of the Ute Meridian; thence North 89 deg. 57 min. West for 271.8 feet along a line parallel to the North line of the Southeast 1/4 of the Southeast 1/4 of Section 15, Township 1 South, Range 1 West of the Ute Meridian, thence North 53 deg. 03 min. West 16.66 feet; thence North 53 deg. 03 min. West 70 feet to the Easterly right-of-way of the Country Road to the East of the right-of-way of the Denver and Rio Grande Western right-of-way; thence Northwesterly along the Easterly right-of-way of said County Road to the South right-of-way of State Highway 340; thence Northeasterly along the Southern right-of-way of State Highway 340 to the Northwest Corner of Lot 9, Block 1, Richard D. Mobley's First Subdivision; thence South along the West line of said Lot 9 to the Southwest corner; thence South to the center line of vacated alley; thence 25 feet East; thence North to a point 78 feet South of the North line of said Block 1, thence East to a point 7 1/2 feet West of the East line of Lot 11, Block 1, Richard D. Mobley's First Subdivision, thence North to the South right-of-way line of State Highway 340; thence along the South right-of-way line of State Highway 340 and Grand Avenue to the Point of Beginning.

However, excluding from the Downtown Development Authority of

Grand Junction all of Block 5 of Richard D. Mobley's First Subdivision, and Lots 1 to 5, inclusive, of Block 4, Richard D. Mobley's First Subdivision, and Lots 12 to 16, inclusive, of Block 4, Richard D. Mobley's First Subdivision except the North 50 feet of Lots 12 to 16, exclusive of the West 15 feet of said North 50 feet of Lot 12.

And also excluding from the boundaries of the Grand Junction Downtown Development Authority that part of Tract 8, AMENDED SURVEY OF THE LITTLE BOOKCLIFFE RAILROAD YARDS lying South and East of a line beginning at a point on the East line of Tract 1 of AMENDED SURVEY OF THE LITTLE BOOKCLIFFE RAILROAD YARDS from which the East 1/4 Corner of Section 15, Township 1 south, Range 1 West of the Ute Meridian bears North 44 deg. 11 min. East 901.66 feet; thence North 89 deg. 58 min. West 126.0 feet thence South 0 deg. 01 min. East 347.5 feet to a point on the South line of said Tract 8 which is the terminal point of said line; and also excluding from the boundaries of the Downtown Development Authority of Grand Junction, all of Tract 9 except that part of said Tract 9 included within the following described parcel:

That part of Tracts 1, 2, 3, 8, and 9 of AMENDED SURVEY OF THE LITTLE BOOKCLIFFE RAILROAD YARDS described as follows:

Beginning at a point on the East line of said Tract 1 from which the East 1/4 corner of Section 15, Township 1 South, Range 1 West of the Ute Meridian bears North 44 deg. 11 min. East 901.66 feet; thence North 89 deg. 58 min. West 126.00 feet; thence South 0 deg. 01 min. East 197.50 feet to the centerline of the railroad spur track; thence South 89 deg. 58 min. East 126.00 along said centerline; thence North 0 deg. 01 min. West 197.50 feet to the point of beginning.

TOGETHER with an easement over and across a strip of land extending South from the property hereby described to a line 3 feet South of and parallel to the South line of said railroad spur track.

PASSED and ADOPTED this 17th day of June, 1981.

Louis R. Brach

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President of the Council

Attest:

Neva B. Lockhart, CMC

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City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 1976, was introduced, read, and ordered published by the City Council of the City of Grand Junction, Colorado, at a regular meeting of said body held on the 3rd day of June, 1981, and that

the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, at least ten days before its final passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 18th day of June, 1981.

Neva B. Lockhart, CMC

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Neva B. Lockhart  
City Clerk

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