

ORDINANCE NO. 2382

INCLUDING PROPERTY WITHIN THE BOUNDARIES OF THE GRAND JUNCTION,
COLORADO, DOWNTOWN DEVELOPMENT AUTHORITY

WHEREAS, the Grand Junction, Colorado, Downtown Development Authority (the "Authority") has adopted a Plan of Development for the central business district within the City of Grand Junction, and such Plan of Development has been amended previously by action of the Grand Junction City Council, Grand Junction, Colorado (the "Council"); and

WHEREAS, additional individuals have petitioned for the inclusion of their property within the boundaries of the Authority; and

WHEREAS, on March 25, 1988, the Authority passed a Resolution approving the inclusion of such property; and

WHEREAS, Section 31-25-822, 12B C.R.S., requires any additions to the Authority to be made by an amendment to the original ordinance, but does not require a plan of development to be amended;

NOW, THEREFORE, BE IT ORDAINED:

1. That the petitions for inclusion of lands within the boundaries of the Authority are hereby approved by the Council;
2. That Ordinance 1669 is amended by the addition of the lands described in Exhibit "A";
3. That the boundaries of the Authority shall be redescribed to include such property within the boundaries, exclusive of the Plan of Development Area in which tax increment financing is used;
4. That when the Authority has completed its activities toward including additional property and formulated plans for those newly included parcels of property, including those to be added in the near future, the Authority shall submit to the Council a plan for amendment to the Plan of Development;
5. Notwithstanding the delay in the amendment to the Plan of Development, the included parcels shall incur all the rights, obligations and privileges conferred upon those properties within the boundaries of the Authority.

PASSED and ADOPTED this 4th day of May, 1988.

John W. Bennett

President of the Council

Attest:

Neva B. Lockhart, CMC

City Clerk

EXHIBIT "A"

Beginning at a point which is South 44 deg. 11 min. West 901.86 feet thence South 197.5 feet from the East Quarter Corner of Section 15, Township 1 South, Range 1 West of the Ute Meridian, thence North 89 deg. 58 min. West 126 feet, thence South 150 feet, thence South 89 deg. 58 min. East 126 feet, thence North 150 feet to the point of beginning,

and

Lots 6 through 10, both inclusive and all of Lot 17, and the W2 of Lot 18 Block 159, City of Grand Junction, and the vacated alley running East and West between Lot 1 Block 1 of Milldale Subdivision and Lot 6 Block 159, City of Grand Junction, for a distance of 140 feet, as vacated in Ordinance No. 692 recorded July 20, 1954, in Book 611 at Page 201.

Lots 1 through 14, both inclusive, Block 1, Milldale Subdivision, and the vacated alley running North and South in Block 1 of Milldale Subdivision between Lots 1 to 5 on the West and Lot 6 on the East, as vacated in Ordinance No. 692, recorded July 20, 1954, in Book 611 at Page 201.

That part of vacated First Avenue in the City of Grand Junction, lying between Block 1 and Block 5 of Milldale Subdivision and that part of the vacated alley lying West of Lot 1 in Block 5 of Milldale Subdivision described as follows: Beginning at the Southwest corner of Lot 5 in Block 1 of Milldale Subdivision; thence East to the Southeast corner of Lot 14 in said Block 1; thence South 60 feet to the Northeast corner of Lot 1 in Block 5 of Milldale Subdivision; thence West 225 feet; thence South 58 feet; thence West 22 feet; thence North 88 feet; thence West 133 feet; thence North 30 feet more or less to the point of beginning, as vacated in Ordinance No. 692, recorded July 20, 1954, in Book 611 at Page 201.

Lot 1, Block 5, Milldale Subdivision and that part of vacated 8th Street between Blocks 4 and 5 of Milldale Subdivision described as follows: Beginning at the Northeast corner of Block 5 of Milldale Subdivision; thence East 58 feet; thence South 126.67 feet; thence Southeasterly a distance of 34 feet more or less, to a point on the Northerly right of way line of the Denver and Rio Grande Western Railroad Company; thence Southwesterly along said Northerly right of way line to the intersection of said line with the East line of said Block 5; thence North to the point of beginning, as vacated by Ordinance No. 692, recorded July 20, 1954, in Book 611 at Page 201, EXCEPT, a tract of land described as follows:

A tract or parcel of land situated in Lot 1 of Block 5 of Milldale Subdivision, and part of vacated 8th Street lying East of said Lot 1, and being more particularly described as follows:

Beginning at the Northeast corner of said Lot 1 of Block 5, whose North line bears North 89 deg. 27 min. 30 sec. East and all bearings contained herein to be relative thereto; thence North 89 deg. 27 min. 30 sec. East 68.00 feet; thence South 00 deg. 04 min. 29 sec. East 159.47 feet to the Northerly right of way of the Denver and Rio Grande Western Railroad; thence continuing along said right of way South 72 deg. 42 min. 13 sec. West 188.56 feet to a point intersecting with said right of way and the East wall line of the Kuner's Office Building; thence leaving said Northerly right of way and continuing along said East Wall line North 00 deg. 40 min. 08 sec. West 213.82 feet; thence leaving said East wall line North 89 deg. 27 min. 30 sec. East 114.33 feet to the point of beginning.

Beginning at a point on the North line of the right of way of the Rio Grande Junction Railway, 50 feet North of the center of the track where the same crosses the East line of 7th Street extended in the City of Grand Junction; thence North 319 feet more or less to a point 30 feet North of the Northwest corner of Lot 2 in Block 5 of Milldale Subdivision; thence East 133 feet; thence South 88 feet; thence East 22 feet; thence South to the North line of said Railway right of way; thence Southwesterly to the point of beginning,

and

Lots 11 through 26, inclusive, and that portion of Lot 27 which lies Easterly of the Denver and Rio Grande Railroad Company's spur tract right of way as now located and used, all in Block 149 in the City of Grand Junction.

All properties situate in Mesa County, Colorado.

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2382, 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 6th day of April, 1988, 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 5th day of May, 1988.

Neva B. Lockhart, CMC

Neva B. Lockhart, CMC
City Clerk

Published: April 8, 1988

Published: May 6, 1988

Effective: June 5, 1988