

ORDINANCE NO. 2425

ORDINANCE EXPANDING THE BOUNDARIES OF THE GRAND JUNCTION, COLORADO, DOWNTOWN DEVELOPMENT AUTHORITY AND DECLARING AN EMERGENCY

WHEREAS, the GRAND JUNCTION, COLORADO, DOWNTOWN DEVELOPMENT AUTHORITY (the "DDA") was created by Ordinance No. 1669, and has carried out its statutory duties and has adopted a Plan of Development for the central business district within the City of Grand Junction, Colorado; and

WHEREAS, Ordinance 1669 has been amended by Ordinance No. 2045, Ordinance No. 2116, Ordinance No. 2382, and Ordinance No. 2400, all including additional properties within the boundaries of the DDA; and

WHEREAS, additional individuals have petitioned for the inclusion of their property within the boundaries of the DDA pursuant to the terms of the Plan of Development: George E. Wheeler - March 30, 1989; Mesa Feed and Farm Supply Company - March 27, 1989; Burkey Lumber Co. of Grand Junction - October 20, 1988; Aileen K. Litton and Thomas G. Litton - October 13, 1988; and

WHEREAS, the DDA has requested that such properties be included within the boundary of the DDA; and

WHEREAS, Section 31-25-822, 12B, C.R.S., requests the DDA to include additional properties pursuant to the provisions of such section; and

WHEREAS, the Council further finds that this Ordinance shall be effective immediately as an emergency provision of the City of Grand Junction, Colorado; because the Authority is organized, in part, to prevent blight and deterioration of the central business district; because the Mesa County Assessor indicated that if this Ordinance is not effective by May 1, 1989, no ad valorem levy for the purposes of the Authority will be made upon such property until approximately 19 months from the date of this Amendment; and because such delay would result in decreased revenues to the DDA, thereby impairing the fulfillment of its statutory purposes;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

1. That the Petitions for Inclusion of lands within the boundaries of the DDA are hereby approved by the Council;
2. That Ordinance No. 1669, as amended, is further amended by the inclusion of the lands described in the Exhibit "A";
3. That the boundaries of the DDA shall be re-described to include such property within the boundaries and that such properties shall come into the boundaries of the DDA as part of that Plan of Development area in which Tax Increment Financing is not used;

4. The Plan of Development may be amended at a later time to specifically plan and incorporate these boundaries within a specific Plan of Development area; and

5. The included parcels shall incur all the rights, obligations and privileges conferred upon those properties within the boundaries of the DDA from the date of the second reading of this Ordinance forward.

PASSED and ADOPTED AS AN EMERGENCY ORDINANCE THIS 19TH DAY OF APRIL, 1989.

John W. Bennett

President of the Council

Attest:

Theresa F. Martinez

Deputy City Clerk

I HEREBY CERTIFY that the foregoing emergency ordinance, entitled AN ORDINANCE EXPANDING THE BOUNDARIES OF THE GRAND JUNCTION, COLORADO, DOWNTOWN DEVELOPMENT AUTHORITY, AND DECLARING AN EMERGENCY, was introduced, read, passed and adopted as an emergency ordinance, numbered 2425, and ordered published by the unanimous vote of the members of the City Council of the City of Grand Junction at a regular meeting of said Council held on the 19th day of April, 1989.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official Seal of said City this 20th day of April, 1989.

Theresa F. Martinez

Theresa F. Martinez
Deputy City Clerk

Published: April 21, 1989

EXHIBIT "A"

2945-143-42-001 P.T.O.F.

Parcel 1. Lots 1, 2, 3, 4 and 5 in Block 160 in the City of Grand Junction, subject to the easement of the Denver and Rio Grande Western Railroad Company as recorded in the office of the County Clerk and Recorder of Mesa County.

2945-143-42-001 P.T.O.F.

Parcel 2. Lots 6, 7, 8, 9 and 10 in Block 160, in the City of Grand Junction, together with all trackage rights in connection therewith and subject to an easement of the Denver and Rio Grande Western Railroad Company as recorded in the office of the County Clerk and Recorder of Mesa County.

P.T.O.F. 2945-143-42-001 & 2945-231-00-001

Parcel 3. Lots 11, 12, 13, 14 and 15 in Block 160 in the City of Grand Junction and a tract described as follows: Beginning at the Northwest Corner of the Northeast Quarter of Section 23, Township 1 South, Range 1 West of the Ute Meridian, thence South along the West line of the said Northeast Quarter 53.3 feet, thence due East 132 feet more or less to a point on the West side of 7th Street extended, thence North 53.3 feet along the West line of 7th Street extended, thence West 132 feet more or less to the point of beginning.

2945-143-44-007

Lots 15 - 16, in Block One Hundred Sixty-two in the City of Grand Junction

2945-231-00-037

Commencing at a point 400 feet north of the southwest corner of the Northwest quarter Northeast quarter of Section 23, Township 1 South, Range 1 West, Ute Meridian; thence East 140 feet, thence North 295 feet, more or less, to the south line of the right of way of The Rio Grand Junction Railway Company; thence South $73^{\circ} 30'$ West 145 feet, more or less, to a point on the West line of the Northwest quarter Northeast quarter of said Section 23, thence South 259.8 feet more or less to the point of beginning. *EXC 4' STRIP ALONG SLY LINE*

2945-154-09-006

Beg. S $44^{\circ} 11'$ W 901.66 feet + S 197.5 feet FR E4 Cor Sec 15, 1 S, 1 W, N $89^{\circ} 58'$ W 126 feet S 150 feet S $89^{\circ} 58'$ E 126 feet N 150 feet to Beg, being pt of TRS 8 + 9 Little Bookcliff R R Yards + 14 ft ADJ TR 9 on E

All properties situate in Mesa County, Colorado.