

ORDINANCE NO. 2475

I HEREBY CERTIFY THAT THE FOLLOWING ENTITLED ORDINANCE:

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

being Ordinance No. 2475, was introduced, read, and ordered published in pamphlet form by the City Council of the City of Grand Junction, Colorado, at a regular meeting of said body held on the 2nd day of May, 1990, and the Notice to this effect 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 Seal of the City of Grand Junction, Colorado, this 17th day of May, 1990.

Neva B. Lockhart

Neva B. Lockhart, CMC
City Clerk

Published: May 4, 1990

Published: May 18, 1990

Effective: June 17, 1990

ORDINANCE NO. 2475

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

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

That the boundaries of the Grand Junction, Colorado Downtown Development Authority, which was established by Ordinance No. 1669, are expanded to include the property situate in the City of Grand Junction, Mesa County, Colorado, included within all prior Resolutions concerning Petitioner for Inclusions of the Grand Junction, Colorado, Downtown Development Authority and prior Ordinance Nos. 1669, 2045, 2116, 2382, 2400, 2425 and 2470.

Additional property owners have petitioned for inclusion and those petitions have been approved by the Board of the Grand Junction, Colorado, Downtown Development Authority, and are hereby approved by this Council. Ordinance No. 1669, as amended, is amended hereby to include the additional properties as described in the Resolution of the Authority. The boundaries of the Grand Junction, Colorado, Downtown Development Authority are hereby redescribed for all purposes as, to-wit:

See attached Exhibit A

This redescribed boundary shall supersede all previous amendments and redescrptions of such boundaries.

All real property located within such boundaries, including property belonging to the City of Grand Junction, Colorado, is hereafter entitled to all privileges, and subject to all obligations, of the Grand Junction, Colorado, Downtown Development Authority from this day forward.

The Ordinance shall be published in pamphlet form as permitted by Charter with appropriate notice being given by the City Clerk to advise of the availability of the Ordinance for public inspection.

PASSED AND ADOPTED this 16th day of May, 1990.

Conner W. Shepherd

PRESIDENT OF COUNCIL PRO TEM

Neva B. Lockhart, CMC

CITY CLERK

Published: May 4, 1990

Final Publication: May 18, 1990

Effective: June 17, 1990

EXHIBIT "A" BOUNDARIES OF THE GRAND JUNCTION, COLORADO DOWNTOWN DEVELOPMENT AUTHORITY

Beginning at the Northwest Corner of Wilson's Subdivision of Block 2 of Mobley's Subdivision; thence East along the South right-of-way line of Grand Avenue to the North corner point common to Lots 4 and 5 of Block 78, City of Grand Junction; thence North to a point on the North right-of-way line of Grand Avenue; which point is 15.835 feet West of the East boundary line of Lot 20, Block 77, City of Grand Junction; thence North to the North right-of-way line of the East-West alley in said Block 77; thence East to the southerly point common to Lots 10 and 11, Block 77, City of Grand Junction; thence North along the Western boundary of said Lot 11 to the Southern right-of-way line of Ouray Avenue; thence East along the South right-of-way line of Ouray Avenue to the West right-of-way line of 3rd Street; thence South along the West right-of-way line of 3rd Street to the North right-of-way line of Grand Avenue; thence West along the North right-of-way line of Grand Avenue to the Southern point common to Lots 20 and 21, Block 76, City of Grand Junction; thence Southerly to the Northerly common corner of Lots 12 and 13 in Block 79, City of Grand Junction, thence South along the common lot line to a point on the South right-of-way line of the East West alley in Block 79, City

of Grand Junction; thence West along such South right-of-way line to a point 12 feet West of the Eastern line of Lot 7, Block 79, City of Grand Junction; thence North to the South right-of-way line of Grand Avenue; thence West 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 to the South alley right-of-way line of the alley in Block 78, City of Grand Junction; thence East to the West right-of-way line of 2nd Street; thence South along the West right-of-way line of 2nd Street to the South right-of-way line of White Avenue to the Northeasterly point common to Lots 4 and 5, Block 98, City of Grand Junction, thence South along the common line to Lot 4 and 5, Block 98, City of Grand Junction to the North alley right-of-way line in Block 98; 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 Southeast corner of Lot 17, Block 79, City of Grand Junction; thence West to the South corner point common to Lots 18 and 19, of said Block 79; thence North along the common lines of Lots 18 and 19 and 14 and 15 in Block 79, City of Grand Junction to the South right-of-way line of Grand Avenue; thence East along the South right-of-way line of Grand Avenue to the Northwest corner of Lot 12, Block 80, City of Grand Junction; thence in a Northerly direction to the Southwest corner of Lot 21, Block 75, City of Grand Junction; thence North along the West line of Lot 21, Block 75, to the North right-of-way of the East-West alley in Block 75; thence West along the North right-of-way of the East-West alley in Block 75 to the Southwest corner of Lot 9, Block 75, City of Grand Junction; thence North along the West line of Lot 9, Block 75, to the South right-of-way line of Ouray Avenue; thence East along the South right-of-way line of Ouray Avenue to the Northwest point of Lot 11, Block 73, which borders the alley parallel to said Lot 11, Block 73; thence South along the West right-of-way of said alley bordering Lot 11, Block 73, to the South right-of-way line of the vacated East-West alley in Block 73; thence to the Northeast corner of Lot 21, Block 73, City of Grand Junction; thence along the East line of Lot 21, Block 73, to the North right-of-way line of Grand Avenue; thence along the North right-of-way line of Grand Avenue to the Southwest corner of Lot 28, Block 73, City of Grand Junction; thence North along the West line of Lot 28, Block 73, to the North right-of-way line of the vacated East-West alley in Block 73; thence West 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 along the North right-of-way line of the East-West alley in Blocks 81 and 82 to the Southwest corner of Lot 9, Block 82, City of Grand Junction; thence North along the West line of Lot 9, Block 82, City of Grand Junction, to the South right-of-way line of Grand Avenue, thence East along said South right-of-way line to the East line of Lot 10, Block 82, City of Grand Junction; thence South along the East line of Lot 10, to the North right-of-way line of the East-West alley in Block 82, City of Grand Junction; thence East to the Southwest corner of Lot 13 Block 82, City of

Grand Junction, thence North 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 of Grand Avenue to the East 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 83 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 line of Grand Avenue to the West right-of-way line of 8th Street; thence North along the West right-of-way line of 8th Street to the South right-of-way line of the East-West alley in Block 71, City of Grand Junction; thence East along the South right-of-way of the East-West alley in Block 70, City of Grand Junction to the North point common to Lots 20 and 21 in said Block 70; thence South along the common line of Lots 20 and 21, Block 70, City of Grand Junction, to the South right-of-way line of Grand Avenue; thence West along the South right-of-way line of Grand Avenue to the East right-of-way line of 8th Street; thence South along the East right-of-way line of 8th Street to the South right-of-way line of White Avenue; thence West 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 alley in Block 93 to the South right-of-way line of the East-West alley in Block 93, City of Grand Junction; thence East to the North point common to Lots 23 and 24, Block 93, City of Grand Junction; thence South along the common line of Lots 23 and 24 to the South right-of-way line of Rood Avenue; thence West to the North point common to Lots 14 and 15 in Block 106, City of Grand Junction; thence South along the common line of Lots 14 and 15 to the North boundary of the East-West alley in Block 106, City of Grand Junction; thence West to the South point common to Lots 12 and 13, Block 106, City of Grand Junction; thence North to the South right-of-way line of Rood Avenue; thence West to the West right-of-way line of the North-South alley in Block 106, City of Grand Junction; thence South along the West right-of-way line of the North-South alley in Block 106 to the South right-of-way line of Main Street; thence East along the South right-of-way line of Main Street to the North point common to Lots 17 and 18, Block 115, City of Grand Junction; thence South along the line common to Lots 17 and 18, Block 115, City of Grand Junction, to the South right-of-way line of the East-West alley in Block 115, City of Grand Junction; thence West along the South right-of-way line to the West right-of-way line of the North-South alley in Block 115, City of Grand Junction; thence South along such West right-of-way line in Blocks 115 and 128, City of Grand Junction, to the North right-of-way line of Ute Avenue; thence East along the North right-of-way line of Ute Avenue to the South point common to Lots 25 and 26, Block 128, City of Grand Junction; thence South on the common line between Lots 13 and 14, Block 137, City of Grand Junction, to the North right-of-way line of the East-West alley in Block 137, City of Grand Junction; thence West to the West right-of-way line

of the North-South alley in Block 137, City of Grand Junction; thence North along the West right-of-way line of the North-South alley in Block 137, City of Grand Junction, to the South right-of-way line of Ute Avenue; thence West to the West right-of-way line of 7th Street; thence South to the South right-of-way line of South Avenue; thence East along the South right-of-way line of South Avenue to the Northeast Corner of Lot 10, Block 159, City of Grand Junction, thence South along the North-South alley of Block 159, City of Grand Junction, to the South right-of-way line of the East-West Alley in Block 159; thence East to a point on the South right-of-way line of the East-West alley in Block 159 to a point adjacent to the southerly point common to Lots 16 and 17, Block 159, City of Grand Junction; thence North along the line common to Lots 16 and 17, Block 159, to the South right-of-way line of South Avenue; thence easterly along the South right-of-way line of South Avenue to the Northeast point of the West one-half of Lot 18, Block 159; thence South along the Easterly line of the West one-half of Lot 18, Block 159, to a point on the South right-of-way line of the East-West alley in Block 159; thence East to the Northeast corner of Lot 14, Block 1 Milldale Subdivision, City of Grand Junction; thence South along the Easterly line of said Lot 14, Block 1, Milldale Subdivision to a point on the South right-of-way line of that alley vacated in Book 611, Page 210, of the records of the Mesa County Clerk and Recorder; thence West along the South right-of-way line of the alley vacated at Book 611, Page 201 of the records of the Mesa County Clerk and Recorder, 114.33 feet; thence South along the Lot line to South 213.82 feet to a point on the Northerly line of the Denver and Rio Grande Western Railroad right-of-way; thence along the Northerly edge of such Denver and Rio Grande Western Railroad right-of-way to the East right-of-way line of Seventh Street; thence South along the Easterly right-of-way line of South Seventh Street to a point 91.65 feet South of the Southerly right-of-way line of the Denver and Rio Grande Western Railroad; thence West to the West right-of-way line of Seventh Street; thence North to a point which is approximately 53.3 feet South of the Section for Section 23, T1S, R1W; thence 132 feet West; thence 53.3 feet North to the Northwest corner of Section 23, T1S, R1W; thence Northerly to a point which is the Southeast Corner of Lot 10, Block 160, City of Grand Junction; thence West along the Southerly lot lines of Lots 1 through 10, Block 160, City of Grand Junction, to the East right-of-way line of Sixth Street; thence North along the East right-of-way line of Sixth Street to the Northwest Corner of Lot 1, Block 160, City of Grand Junction; thence East along the South right-of-way line of South Avenue to the Western edge of the Railroad spur; thence North to a point on the Northern line of Lot 27, Block 149, City of Grand Junction, which is adjacent to the Railroad Spur on the East, thence East along the South right-of-way line in the East-West alley in Block 149 to a point on the East right-of-way line of the North-South alley in Block 149, City of Grand Junction; then North along the East right-of-way line of the North-South alley in Block 149 to the South right-of-way line of Pitkin Avenue; thence North to the Southwest corner of Lot 20 in Block 138, City of Grand Junction; thence West to the West right-

of-way line of 6th Street; thence North to the South right-of-way line of Ute Avenue; thence West to the North point common to Lots 12 and 13, Block 139, City of Grand Junction; thence South to the North right-of-way line of the East-West alley in Block 139, City of Grand Junction; thence West to the South point common to Lots 8 and 9, Block 139, City of Grand Junction; thence North along the West line of Lot 9, Block 139, City of Grand Junction, to the South right-of-way line of Ute Avenue; thence West to the West right-of-way line of 5th Street; thence South to the North right-of-way line of Pitkin Avenue; thence West to the East right-of-way line of 4th Street; thence North to the South right-of-way line of Ute Avenue; thence West along the South right-of-way line of Ute Avenue to the North point separating the East one-half of Lot 9 from the West one-half of Lot 9, Block 141, City of Grand Junction; thence South to a point on the North right-of-way line of the East-West alley in Block 141; thence West along the North right-of-way line of the East-West alleys in Blocks 141 and 142 to the East right-of-way line of 2nd Street; thence North to the North right-of-way line of Ute Avenue; thence West along the North right-of-way line of Ute Avenue to the Southwest Corner Block 11 Mobley Subdivision; thence Northwest along the Southwest line of Block 11 Mobley Subdivision to the intersection with the Southerly projection of the East right-of-way line at Spruce Street; thence North along said East line to the Northwest corner Block 11, 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, T1S, R1W 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 East right-of-way line of the County Road to the East of the right-of-way of the Denver and Rio Grande Western right-of-way; thence Northwesterly along the East right-of-way of said County Road to the South right-of-way of State Highway 340; thence Northeasterly along the South 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 Grand Junction, Colorado, Downtown Development Authority 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.

And including those properties adjoining South Seventh Street in the City of Grand Junction described as follows:

Commencing at a point 400 feet North of the Southwest Corner of the NW 1/4, NE 1/4 Section 23, T1S, R1E of the U.M., thence South approximately 93 feet to the Center line of the spur railroad track running through said property, thence East approximately 132 feet to the West line of 7th Street, thence North along the West line of 7th Street approximately 93 feet, thence West approximately 132 feet to the point of beginning and beginning at a point 400 feet North of the Southwest corner of the NW 1/4 NE 1/4 of Section 23, T1S, R1W of the Ute Meridian; thence North 4.0 feet; thence North 89 deg. 42 min. E. 140 feet, thence South 4.0 feet; thence North 89 deg. 42 min. West 140 feet to the Point of Beginning; and

Commencing at a point 400 feet north of the southwest corner of the NW 1/4 NE 1/4 of Section 23, T1S, R1W, Ute Meridian; thence East 140 feet, thence North 295 feet, more or less, to the south line of the right-of-way of the D & RGW Railroad; thence South 73 deg. 30 min. West 145 feet, more or less, to a point on the West line of the NW 1/4 NE 1/4 of said Section 23, thence South 259.8 feet more or less to the point of beginning; and

Beginning at a point on the original East line of South Seventh Street which bears 96.00 feet South 00 deg. 27 min. East from the South right-of-way line of the D & RGW Railroad, said Point of Beginning also lies 16 feet North of the North rail of the spur track, thence North 89 deg. 12 min. East 16 feet from and parallel to North rail of said spur track, 131.94 feet, thence along the arc of a curve to the left 16 feet from and parallel to the North rail of said spur track, the cord of which bears North 70 deg. 53 min. East, 213.35 feet, thence North 52 deg. 34 min. East, 16 feet from and parallel to said spur track, 349.89 feet to the South line of D & RGW Railroad right-of-way, thence South 73 deg. 02 min. West along the South line of the D & RGW Railroad right-of-way, 636.6 feet to a point on the original East line of South Seventh Street which lies North 00 deg. 27 min. West 96 feet from the Point of Beginning, thence South 00 deg. 27 min. East 96 feet to the point of Beginning, Mesa County, Colorado.

NOTICE OF PUBLIC HEARING

ON AN ORDINANCE OF THE CITY OF GRAND JUNCTION TO BE PUBLISHED IN PAMPHLET FORM.

NOTICE IF HEREBY GIVEN:

That on the 16th day of May, 1990, at 7:30 P.M. in the City/County Auditorium, 520 Rood Avenue, Grand Junction, Colorado, the City Council of the City of Grand Junction will hold a public hearing to consider the final passage of an Ordinance, the title of which is:

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

Copies of the proposed Ordinance are available for public inspection during normal working hours in the office of the City Clerk of the City of Grand Junction at 250 North Fifth Street, Grand Junction, Colorado.

Neva B. Lockhart, City Clerk

Published: May 4, 1990