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February 15, 1990

Karl Metzner, Director
Grand Junction City Planning Department
250 N 5th Street
Grand Junction, CO 81501

RE: AMENDMENTS TO THE PLAN OF DEVELOPMENT

Dear Mr. Metzner:

The Grand Junction, Colorado, Downtown Development Authority was created by City Ordinance in 1976. Following a study, evaluation, and planning process, DDA adopted a Plan of Development which was approved by the City in 1981.

Pursuant to Section 31-25-807 (4) (b), this Plan of Development was submitted to the Grand Junction, Colorado, Planning Commission for review and recommendations. The statute requires this submission, but indicates that if no comments are received from the Planning Commission within 30 days, then the Plan of Development is approved. On December 12, 1981, the Planning Commission stated, "We, therefore, can endorse the Plan of Development as being consistent with existing City policies and recommend that the City hold a public hearing on the Plan of Development."

The Plan of Development addresses many aspects of downtown planning, development, and redevelopment. It also contains provisions by which the boundaries of the DDA can be expanded by the voluntary petition of property owners. Once the property owners petition for inclusion of their property, the property is approved by the DDA Board and passed on to the City Council for their approval. Once those approvals are obtained, the Plan of Development, at some convenient time, is amended to show the inclusion of the appropriate properties. We are again at that stage.

I am attaching for your review a map showing the current boundaries of the DDA, along with the historic boundaries. As you can see, some properties have been added to the Authority.

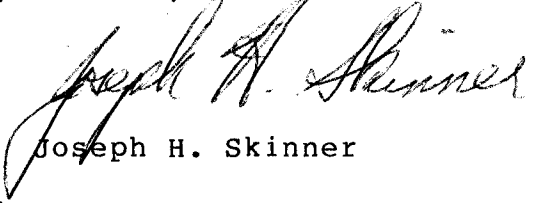
We are amending the legal description of the Authority in the Plan of Development to show that these properties are included as properties in which tax increment financing is not to be used at the present time. Although the DDA Statute does not specifically require Planning Commission review and recommendations for amendments to the plan of development, we did want the Planning Commission to be aware of these amendments prior to our submission of these amendments to the City Council on March 7, 1990. We would also ask that you submit any recommendations you have as a result of your review to the City Council.

Thank you for your cooperation and review.

Sincerely,

ROBB, SKINNER, ACHZIGER & NUGENT

By,

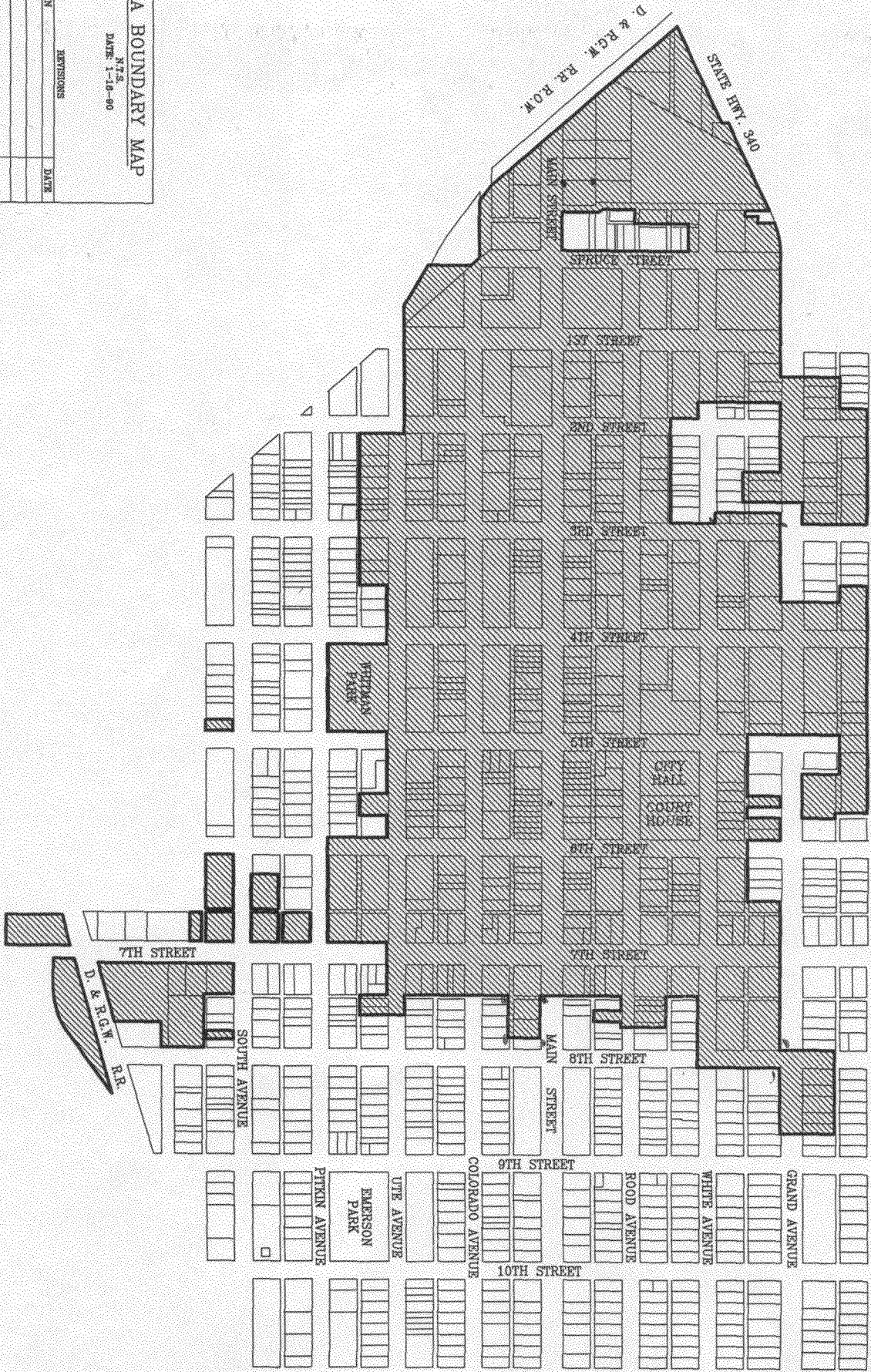

Joseph H. Skinner

JHS:kes

cc: Barbara Creasman

DDA BOUNDARY MAP

N.T.S.



DDA BOUNDARY MAP

N.T.S.
DATE: 1-16-90

DESCRIPTION	REVISIONS	DATE