

CITY OF WHEAT RIDGE, COLORADO  
RESOLUTION NO 13-2001

Series of 2001

TITLE A RESOLUTION APPROVING A PROPOSED  
MODIFICATION TO THE URBAN RENEWAL PLAN

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WHEREAS, in 1981, the City Council approved an urban renewal plan, known as the Wheat Ridge Town Center Project Urban Renewal Plan (hereafter Urban Renewal Plan), which has been modified from time to time, for the elimination of blight and redevelopment of certain portions of the City, and 1-6

WHEREAS, such Urban Renewal Plan included the area depicted on the map designated as Exhibit 1 hereto, and

WHEREAS, a portion of the redevelopment area covered by the Urban Renewal Plan (hereafter referred to as the Northern Portion) has not been developed or redeveloped since its inclusion in the redevelopment area in 1981, and

WHEREAS, although the Urban Renewal Plan provided for the utilization of property tax incremental revenue sources within the redevelopment area, no such revenues have been realized from the Northern Portion since 1981, and

WHEREAS, the Wheat Ridge Urban Renewal Authority has recommended to City Council that the Urban Renewal Plan be modified to exclude the nonproductive Northern Portion of the redevelopment area, and

WHEREAS, the Wheat Ridge Urban Renewal Authority has adopted Resolution No 01, Series of 2000, with such recommendation, and

WHEREAS, because of such nonproductivity of the Northern Portion with relationship to property tax incremental revenues, the City Council concurs with the Wheat Ridge Urban Renewal Authority that it is in the best interests of the community to modify the Urban Renewal Plan by deleting the Northern Portion from the redevelopment area within the Plan, and

WHEREAS, compliance with the Urban Renewal Law of Colorado (§31-25-101 et seq C.R.S.) has been effected in the following respects, including but not limited to City Council's resolution that this proposed modification is substantial, referral of the modification to the City Planning Commission and its written recommendation that the modification is in conformity with the City's Comprehensive Plan, referral to the Jefferson County Board of Commissioners with information affirming there will be no impact upon the County, publication of notice of the public hearing on this proposed

modification, holding of the public hearing on April 23, 2001 with all parties afforded a full opportunity to be heard.

NOW THEREFORE BE IT RESOLVED by the Wheat Ridge City Council as follows

Section 1. The modification to the Urban Renewal Plan by the deletion of the land area as depicted on Exhibit 2 hereto and as described on Exhibit 3 hereto is hereby approved.

Section 2. All other provisions of the Urban Renewal Plan, as modified and/or amended from time to time, shall be and remain in effect.

Section 3. Because all other provisions of the Urban Renewal Plan remain in effect, the Council makes the following findings consistent with the Urban Renewal Law based upon the existing provisions of the Urban Renewal Plan.

a. No individuals or families will be displaced and their relocation will not be necessitated

b. A feasible relocation plan exists for relocation of businesses which may be displaced by an urban renewal project within the modified urban renewal area

c. The City Council has caused its staff to take reasonable efforts to provide written notice of the public hearing to property owners, residents and business owners in the modified urban renewal area at their last known addresses at least 30 days prior to this public hearing of April 23, 2001

d. Section 31-25-107 (4) (d) C R.S of the Urban Renewal Law does not apply in that not more than 120 days have passed since the first public hearing on this modification, because this is the first public hearing

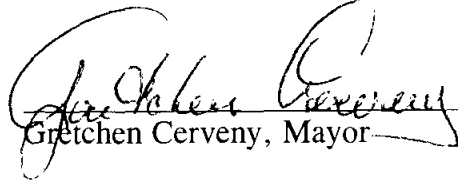
e. Section 31-25-107 (4) (e) C R.S of the Urban Renewal Law does not apply in that City Council did not fail to previously approve this modification to the Urban Renewal Plan deleting the subject land area.

f. The modified Urban Renewal Plan conforms to the City's Comprehensive Plan.

g. The provisions of the Urban Renewal Plan provide maximum opportunity for redevelopment of the urban renewal area by private enterprise

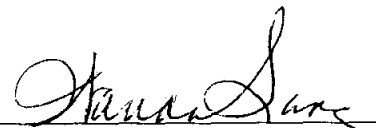
h. Sections 31-25-107 (5) and (6) C R.S of the Urban Renewal Law are inapplicable in relationship to this modification of the Urban Renewal Plan.

DONE AND RESOLVED this 23<sup>rd</sup> day of April, 2001

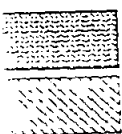
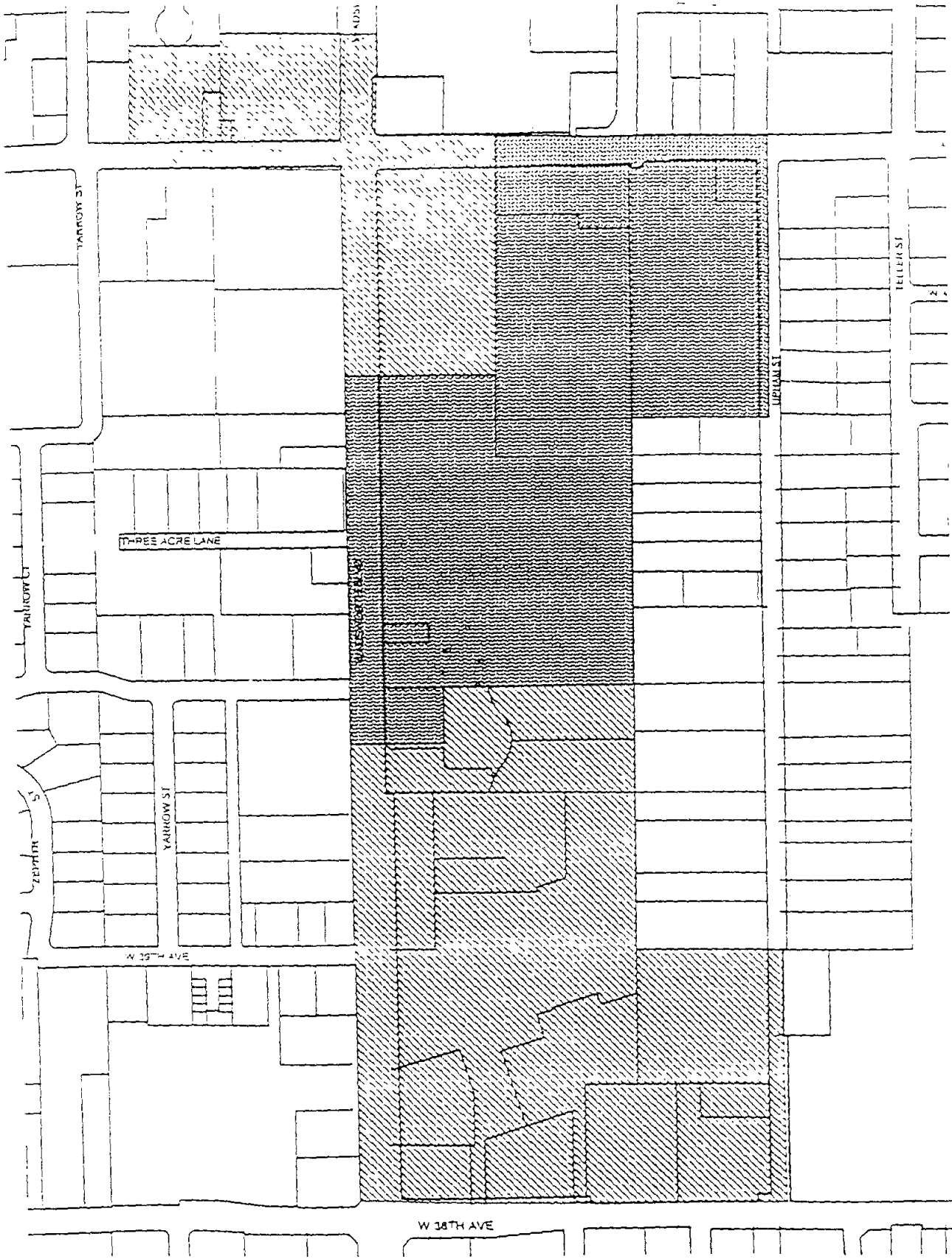
  
Gretchen Cerveny, Mayor

ATTEST

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Wanda Sang, City Clerk

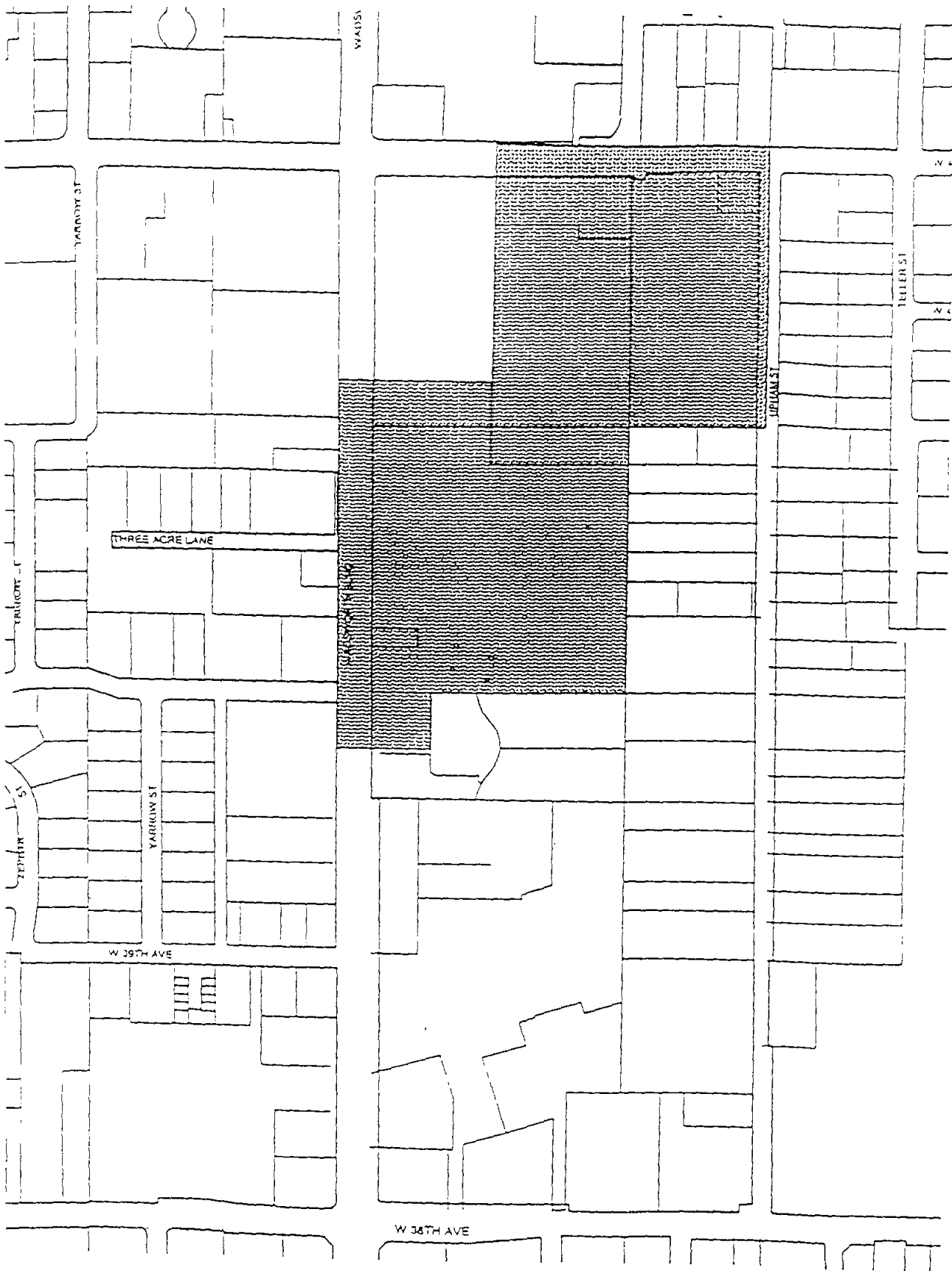
# EXHIBIT 1



Area to be Removed From Urban Renewal Area  
 Existing Urban Renewal Area

# EXHIBIT 2

RECEPTION NO. 17-11-10-10



 Area to be Removed From Urban Renewal Area

### EXHIBIT 3

#### LEGAL DESCRIPTION

A parcel of land located in the southeast quarter of Section 23, Township 3 South, Range 69 West of the 6<sup>th</sup> Principal Meridian, County of Jefferson, State of Colorado, more particularly described as follows

Lot 1, Lot 2, Lot 3 and Lot 4 of the Time Square Subdivision,

Together with.

The entire width of the right-of-way of W 44<sup>th</sup> Avenue adjacent to the northerly lot line of Lot 4 of the Time Square Subdivision,

Together with.

The entire width of the right-of-way of Wadsworth Boulevard lying adjacent to the westerly property lines of Lots 1, 2 and 3 of the Time Square Subdivision,

Together with.

The West ½ of the NE ¼ of the NW ¼ of the SE ¼ of Section 23,

Together with.

The North 134 feet of the South 272.5 feet of the East 845 feet of the E ½ of the NW ¼ of the SE ¼ of Section 23,

Together with.

Commencing at the NW Corner of the NW ¼, SW ¼, SE ¼ of Section 23, thence along the North line of said NW ¼, SW ¼, SE ¼ N 89°56'00" E a distance of 45 00 feet to a point on the Easterly right-of-way line of Wadsworth Boulevard, said point being the point of beginning; thence continuing along said North line N 89°56'00" E a distance of 150 00 feet; thence S 00°04'45" W a distance of 132 50 feet; thence S 89°54'10" W, 150 00 feet to a point on the Easterly right-of-way line of Wadsworth Boulevard, thence along said Easterly right-of-way line to the point of beginning; together with the entire width of the right-of-way of Wadsworth Boulevard adjacent to the westerly property line of said parcel.